

ATTACHMENT A

ATTACHMENT A

**ARCHITECTURAL DRAWINGS
BUILDING A**

106-116 EPSOM ROAD, ZETLAND

REV. E AMENDED DA 19/06/2016
 - REVISIONS TO BE MADE TO THE DA
 - EXTRACT & STAMPED TO EACH COPIED
 - ALL DIMENSIONS TO BE CHECKED
 - ALL DIMENSIONS TO BE CHECKED TO SUIT
 - ENVELOPE AND ELEVATIONS LARGER THAN UNCHANGED



DEVELOPMENT APPLICATION

PROJECT

BUILDING A, 106 - 116 EPSOM ROAD ZETLAND, NSW

PROJECT DESCRIPTION

The site is located in the south-eastern quarter of Green Square in the Epsom Road precinct. The proposed Masterplan for the precinct converts the existing large industrial holdings into a mosaic of streets with residential development and parks. The site is separated into four building lots: Buildings A, B, C and D.

Building A is a long thin building positioned between Epsom Road and Rose Valley Way. At ground level the building is divided by a 3 level vaulted through-site pedestrian link that aligns with Letitia Street to the north.

A brick skirt wraps along Epsom Road and George Julius Avenue for the lower 5 levels forming a strong urban corner and entry to the site. Above this the building steps back with three tower forms breaking up the building length and allowing light and air into the heart of the building.

The Stage 1 DA has approved a building envelope of 14 levels at the western end of the site, stepping down to 10 levels to the east, with an arbitrary line defining the change. Building A proposes keeping the 14 levels to the western end, as this defines the corner of the site in keeping with the intention of the masterplan, and reduces the building step down towards the east, proposing 12 levels. This increase in height has minimal impact on solar access to buildings to the south.

PROJECT SUMMARY

REFER SEE

UNIT TOTAL FLOOR AREA	1%
Studio = 4 units	21%
1 Bed = 37 units	23%
2 Bed = 41 units	44%
3 Bed = 78 units	11%
Total = 179 units	

NET GROSS

Studio = 46 m ²
1 Bed = 50 - 62 m ²
1+ Bed = 57 - 59 m ²
2 Bed = 70 - 90 m ²
3 Bed = 101 - 110 m ²

RELEVANT LOCAL REGULATIONS

Building A1 + A2 = 14 Stories
 Parapet Max. RL = 66.560
 (Control RL = 66.560)

Building A3 = 12 Stories
 Parapet Max. RL = 66.500
 (Control RL = 66.500)

Note the proposal has non-compliant set-backs from the west boundary above Level 5.

COMMUNAL OPEN SPACE

Total communal open space = 508 m²
 Control = 497.25 m² (25% site area)

PARKING

Residential = 70 (incl. 21 accessible)
 Total cars = 70

Total motorcycles = 14

Residential = 178

Retail = 2

Visitor = 24

Total bicycles = 204

NATURAL VENTILATION

Level G - 8 inclusive (being the first 9 storeys);
 68 / 114 units (60%) are naturally cross-ventilated under SEPP 65 criteria. 88 / 114 (70%) units are naturally ventilated.

Levels G - 13 inclusive;
 153 / 179 units (85%) are naturally ventilated in total.

SOLAR ACCESS

118 / 179 units (66%) receive a minimum of 2 hours of sunlight between the hours of 9 am and 3 pm on June 21st.

SOUTH FACING UNITS

There are no proposed apartments which are single aspect and south facing.

DRAWING LIST

LAYOUT NO. (REV)	LAYOUT NAME
DA-A-000 (G)	COVER SHEET
DA-A-001 (G)	BASIS & MONTAGE
DA-A-002 (G)	MONTAGES
DA-A-003 (G)	DESIGN CONCEPT
DA-A-100 (G)	SITE PLAN
DA-A-202 (G)	BASEMENT B2 PLAN
DA-A-203 (G)	BASEMENT B1 PLAN
DA-A-204 (G)	GROUND FLOOR PLAN
DA-A-205 (G)	LEVEL 1 PLAN
DA-A-206 (G)	LEVEL 2 PLAN
DA-A-207 (G)	LEVEL 3 PLAN
DA-A-208 (G)	LEVEL 4 PLAN
DA-A-209 (G)	LEVEL 5 PLAN
DA-A-210 (G)	LEVEL 6 PLAN
DA-A-211 (G)	LEVEL 7 PLAN
DA-A-212 (G)	LEVEL 8 PLAN
DA-A-213 (G)	LEVEL 9 PLAN
DA-A-214 (G)	LEVEL 10 PLAN
DA-A-215 (G)	LEVEL 11 PLAN
DA-A-216 (G)	LEVEL 12 PLAN
DA-A-217 (G)	LEVEL 13 PLAN
DA-A-300 (G)	ROOF PLAN
DA-A-301 (G)	NORTH ELEVATION
DA-A-302 (G)	SOUTH ELEVATION
DA-A-303 (G)	WEST ELEVATION
DA-A-400 (G)	SECTION A
DA-A-401 (G)	SECTION B
DA-A-402 (G)	SECTION C
DA-A-500 (G)	SHADOW DIAGRAMS
DA-A-501 (G)	SHADOW DIAGRAMS
DA-A-502 (G)	SHADOW DIAGRAMS
DA-A-503 (G)	SHADOW DIAGRAMS
DA-A-601 (G)	GFA DIAGRAMS
DA-A-602 (G)	OPEN SPACE DIAGRAMS
DA-A-701 (G)	SOLAR ACCESS - JUNE 21
DA-A-702 (G)	CROSS VENTILATION PLANS
DA-A-703 (G)	STORAGE DIAGRAMS
DA-A-800 (G)	STORAGE DIAGRAMS
DA-A-801 (G)	ADAPTABLE UNIT LAYOUTS
DA-A-900 (G)	MATERIALS BOARD
DA-A-1001 (G)	

REVISIONS 1. 10/06/2016 - REVISED THE COVER SHEET 2. 10/06/2016 - REVISED THE COVER SHEET 3. 10/06/2016 - REVISED THE COVER SHEET 4. 10/06/2016 - REVISED THE COVER SHEET 5. 10/06/2016 - REVISED THE COVER SHEET 6. 10/06/2016 - REVISED THE COVER SHEET 7. 10/06/2016 - REVISED THE COVER SHEET 8. 10/06/2016 - REVISED THE COVER SHEET 9. 10/06/2016 - REVISED THE COVER SHEET 10. 10/06/2016 - REVISED THE COVER SHEET	GENERAL NOTES 1. ALL DIMENSIONS TO BE CHECKED TO SUIT 2. ALL DIMENSIONS TO BE CHECKED TO SUIT 3. ALL DIMENSIONS TO BE CHECKED TO SUIT 4. ALL DIMENSIONS TO BE CHECKED TO SUIT 5. ALL DIMENSIONS TO BE CHECKED TO SUIT 6. ALL DIMENSIONS TO BE CHECKED TO SUIT 7. ALL DIMENSIONS TO BE CHECKED TO SUIT 8. ALL DIMENSIONS TO BE CHECKED TO SUIT 9. ALL DIMENSIONS TO BE CHECKED TO SUIT 10. ALL DIMENSIONS TO BE CHECKED TO SUIT	MAX. COVERAGES NEESON MURCUTT 1/270 KENT ST PO BOX 3390 SYDNEY NSW 1587 T: 61 2 9393 1131 F: 61 2 9393 1130 www.neesonmurcutt.com.au	PROJECT DEVELOPMENT APPLICATION BUILDING A, 106 - 116 EPSOM ROAD ZETLAND NSW COVER SHEET	PROJECT NO. / DRAWING NO. / REV DA-A-000 DA-A-000 (G)
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REV. E AMENDED DA 18062916
 - EASTWEST THROUGH DEVELOPMENT COUNCIL REQUEST
 - EASTWEST THROUGH DEVELOPMENT COUNCIL REQUEST
 - ALL APARTMENTS & UPGRADE FLOOR REVISED TO R1P1
 - DEVELOPER AND SITUATION LABELS UNCHANGED



VIEW WITHIN THROUGH-SITE LINK LOOKING TOWARDS ROSE VALLEY WAY

BASIX Commitments - Construction Details

Element	Material
External walls	Brick veneer ground level - Level 4 inclusive, metal clad cavity above, R2 added insulation for all external walls
External wall colour	dark
Party wall	Power panel with R1 acoustic insulation
Internal walls	Cavity panel
Ceiling/roof	Concrete above plasterboard, R3 added insulation and reflective foil at roof level
Roof colour	Dark
Floor between basement and occupied space	R1 added insulation to underside of soffit
Exposed floors	R1 added insulation to underside of soffit
Glazing to apartments 104, 501, 601, 611, 704, 804, 904, 814, 1004, 1014, 1015, 1104, 1109, 1110, 1204, 1304, 1310	Clear double glazing, whole of window U-value = 4.27, SHGC = 0.67
All remaining apartments	Clear single glazing, whole of window U-value = 6.57, SHGC = 0.74
Floor coverings	Tiles in kitchens and wet areas, carpet in bedrooms, engineered timber boards in living spaces
Window coverings	Holland Blinds (by occupant)

Any substitution for building construction materials needs to ensure that the required total R-value in accordance with Part J1 of the NCC is still achieved.

REVISIONS 1. ALL APARTMENTS & UPGRADE FLOOR REVISED TO R1P1 2. DEVELOPER AND SITUATION LABELS UNCHANGED 3. EASTWEST THROUGH DEVELOPMENT COUNCIL REQUEST 4. EASTWEST THROUGH DEVELOPMENT COUNCIL REQUEST	GENERAL NOTES 1. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY'S STANDARDS 2. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY'S STANDARDS 3. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY'S STANDARDS 4. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY'S STANDARDS	PROJECT: DEVELOPMENT APPLICATION BUILDING A, 106-118 EPSOM ROAD, ZELAND NSW DRAWING NO: DA-A-001 DRAWING: BASIX & MONTAGE (G)	PROJECT NO: 15-111 DRAWN BY: MHN/DM DRAWING NO: DA-A-001 DATE: 23/01/2015 SCALE: 1:100 PROJECT: NEESON MURCUTT ARCHITECTS 12-9 ROCKINGHAM STREET, POTTS POINT, SYDNEY, NSW, 2011 T: 61 2 939 1111 F: 61 2 939 3310 www.neesonmccurt.com
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ATTACHMENT A

REV. E AMENDED DA 13/05/2016
 - EAST/WEST BRIDGE DELETED AT COUNCIL REQUEST
 - EAST/WEST BRIDGE DELETED FROM SECTION 10
 - COMPASS RE-ORIENTED TO SOUTH
 - ALL APARTMENTS & GROUND FLOOR REVISED TO BMT
 - CONCEPT AND ELECTRICAL PANELS RE-DESIGNED



VIEW OF SOUTH FACADE FROM EPSOM ROAD

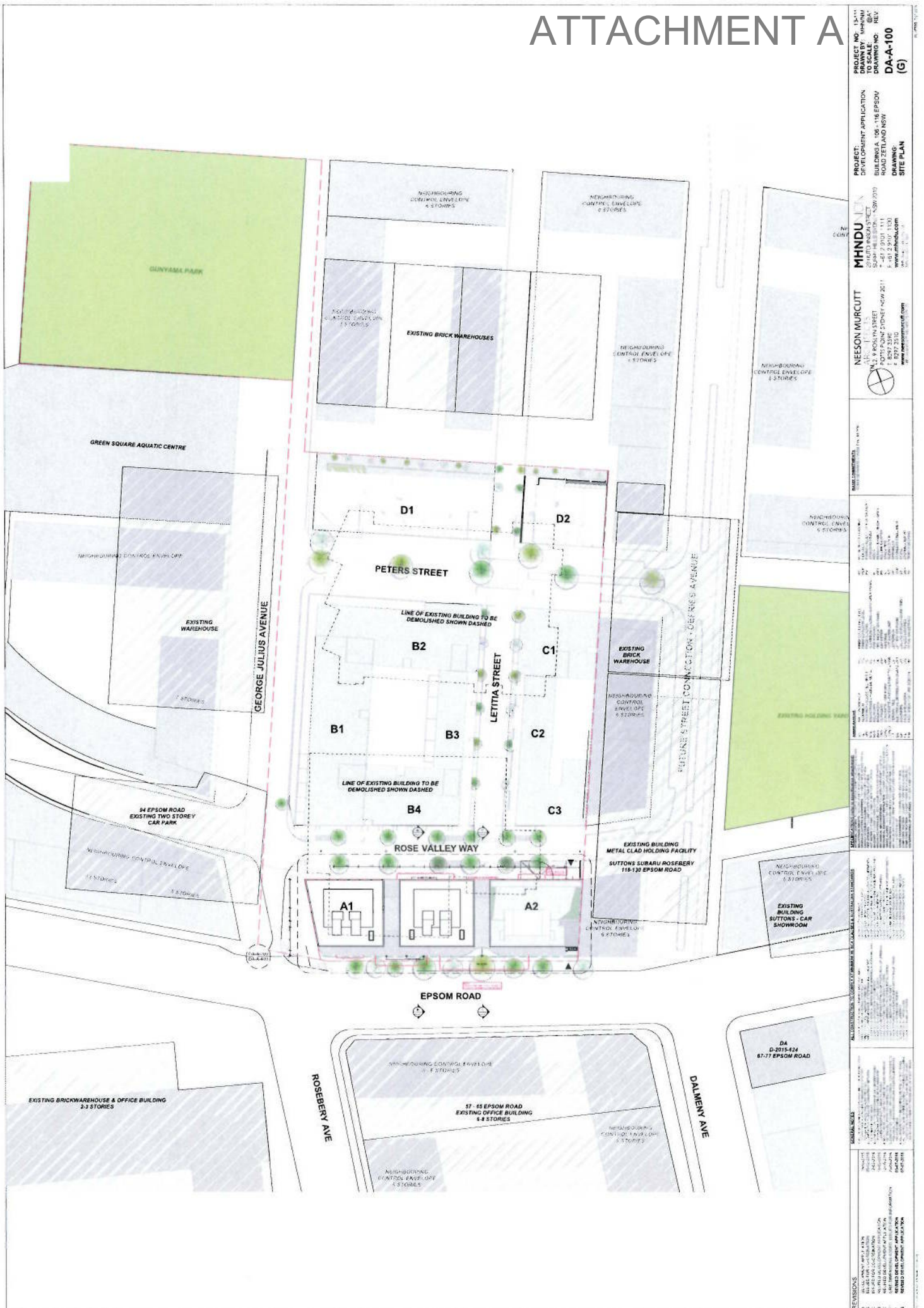


VIEW OF NORTH FACADE FROM ROSE VALLEY WAY

REVISIONS	DATE	DESCRIPTION
A	13/05/2016	ISSUE FOR PERMIT APPLICATION
B	13/05/2016	ISSUE FOR PERMIT APPLICATION
C	13/05/2016	ISSUE FOR PERMIT APPLICATION
D	13/05/2016	ISSUE FOR PERMIT APPLICATION
E	13/05/2016	ISSUE FOR PERMIT APPLICATION
F	13/05/2016	ISSUE FOR PERMIT APPLICATION
G	13/05/2016	ISSUE FOR PERMIT APPLICATION

CLIENT MINDU NIKKA 2014 CO. ROAD STREET SUITE 415 SUITE 415 ROSEVALE, AUCKLAND P: 09 230 1100 WWW.MINDU.COM	ARCHITECT NEESON MURCUTT 125 BOULWAL STREET SUITE 201 ROSEVALE, AUCKLAND P: 09 297 3310 WWW.NEESONMURCUTT.CO.NZ	PROJECT DEVELOPMENT APPLICATION BUILDING A 108-116 EPSOM ROAD ZETLAND NEW DRAWING MONTAGES	PROJECT NO. 15-111 DESIGNED BY MINDU NIKKA DRAWING NO. REV DA-A-002 (G)
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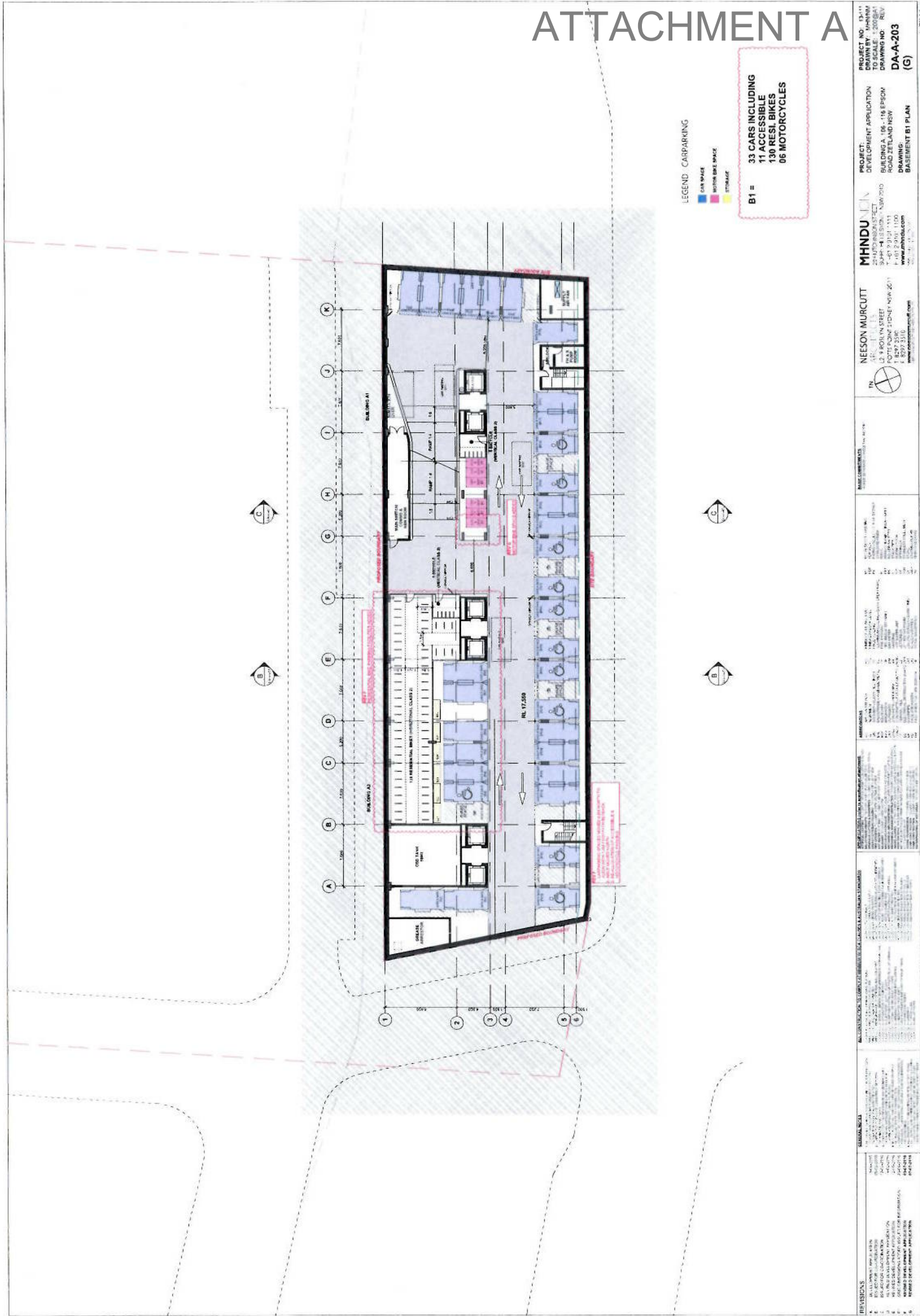
LEGEND CARPARKING

- CAR SPACE
- MOTOR BIKE SPACE
- STORAGE

B2 =
37 CARS INCLUDING
10 ACCESSIBLE
08 MOTORCYCLES

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1	ISSUED FOR PERMIT	15/01/2024
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APPROVALS

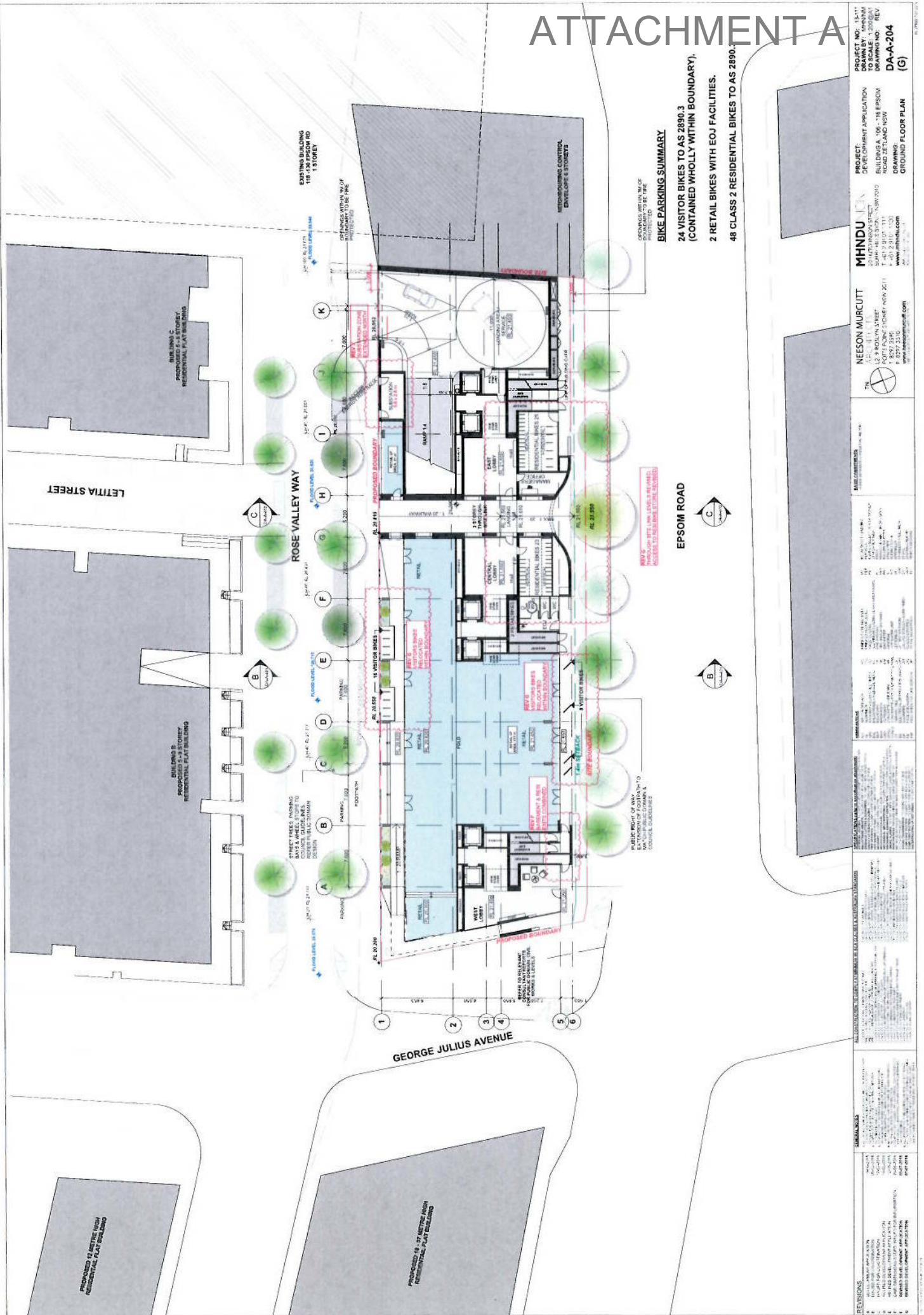
PROJECT: DEVELOPMENT APPLICATION
 BUILDING: 106-116 EPSOM ROAD, ZETLAND NSW
 BASEMENT B1 PLAN

MHNDU
 25-170 IRONSIDE STREET
 SYDNEY NSW 2015
 P: 02 929 2310 F: 02 929 2316
 www.mhndu.com.au

NEESON MURCUITT
 277 POKESVILLE STREET
 SYDNEY NSW 2011
 P: 02 929 2316 F: 02 929 2316
 www.neesonmurcuitt.com.au

PROJECT NO. 15/24
DRAWING NO. DA-A-203
SCALE: 1:200 (B1)
REV. (G)

ATTACHMENT A



BIKE PARKING SUMMARY

- 24 VISITOR BIKES TO AS 2890.3
(CONTAINED WHOLLY WITHIN BOUNDARY).
- 2 RETAIL BIKES WITH EOJ FACILITIES.
- 48 CLASS 2 RESIDENTIAL BIKES TO AS 2890.

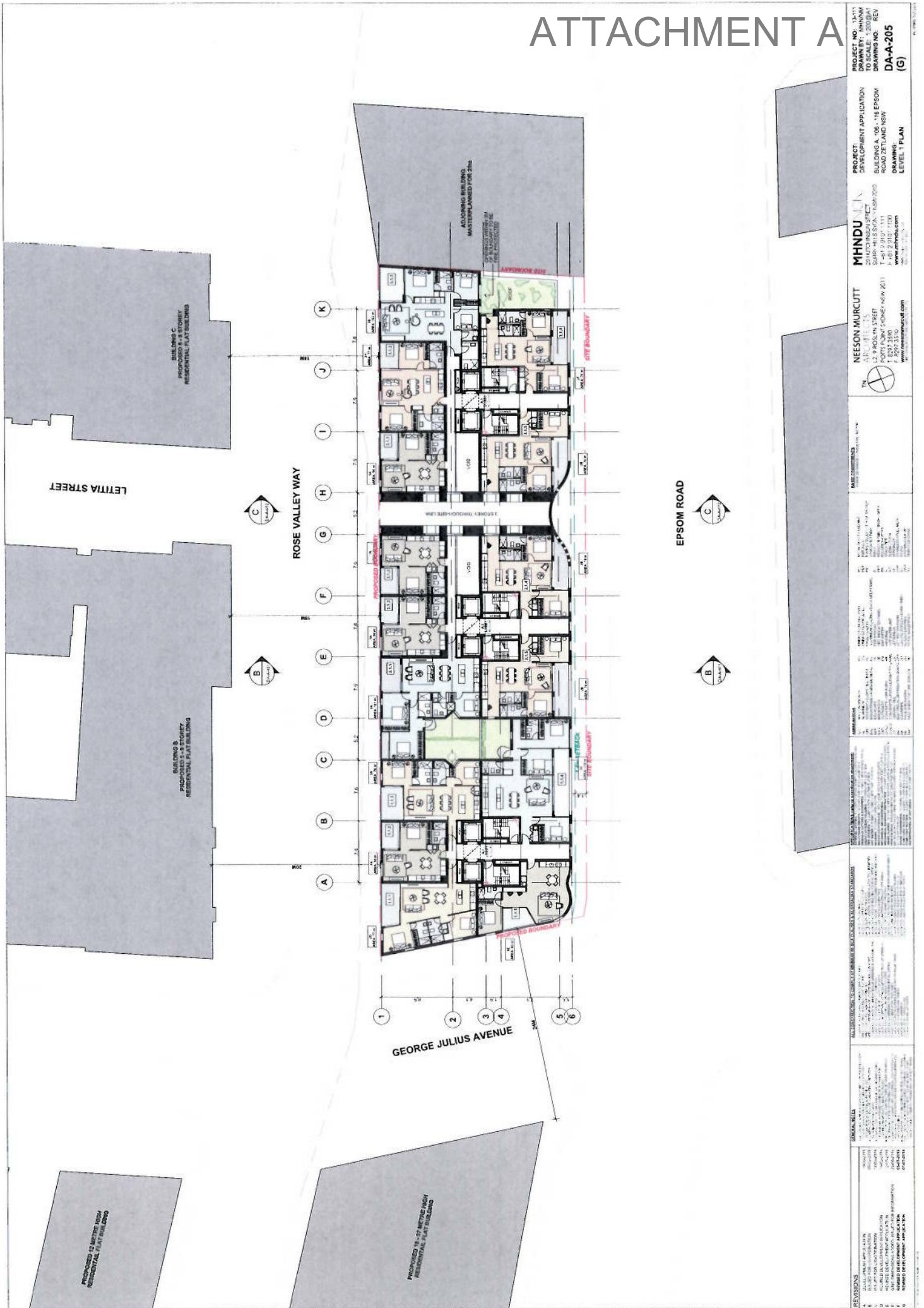
CONFORMANCE WITH N.M.C. OF 2015 IS TO BE MAINTAINED

NOTE: PROPOSED BIKES ARE TO BE RECOVERED THROUGHOUT THE SITE

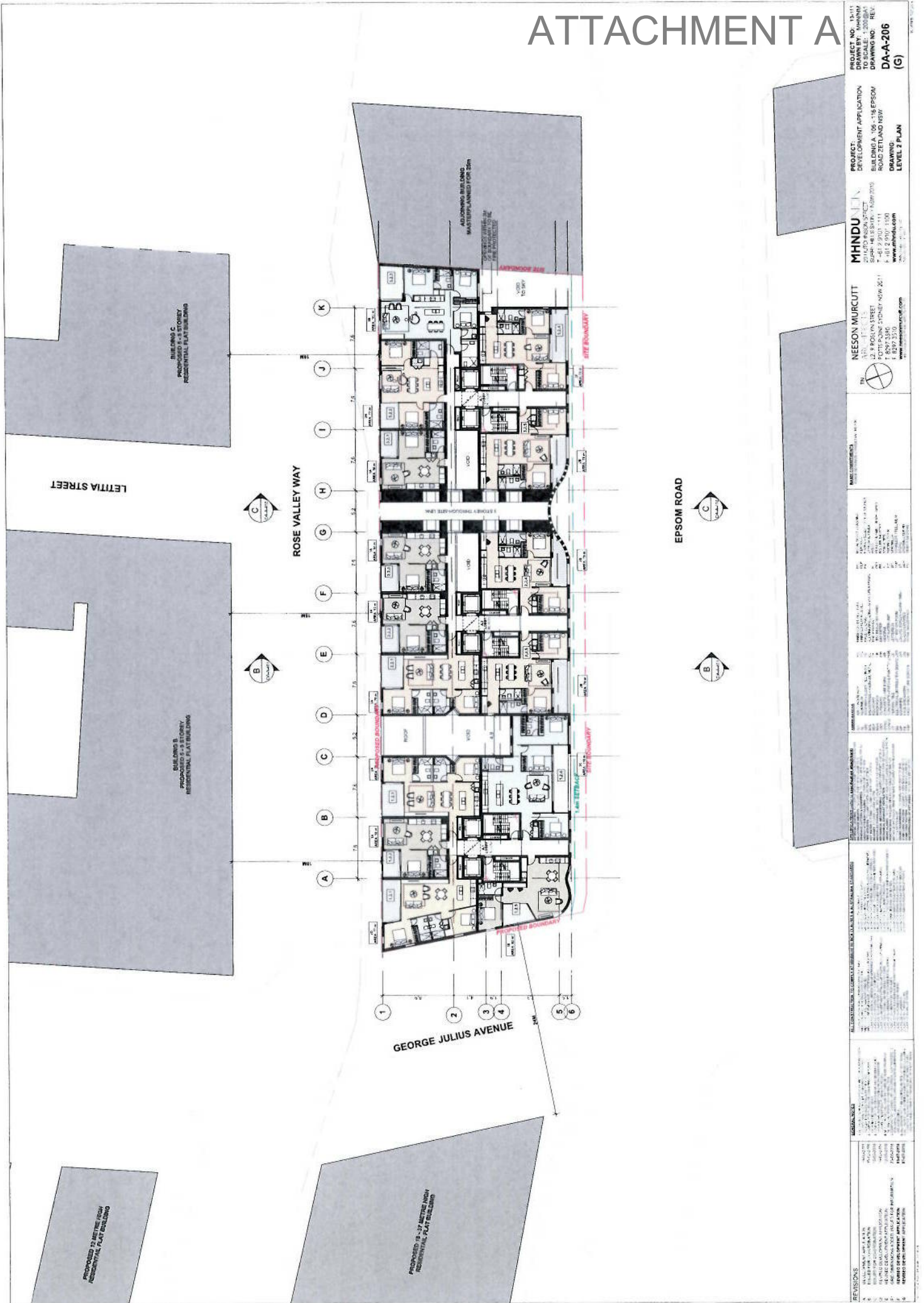
NOTE: PUBLIC RIGHT OF WAY EXTENSION OF FOOTPATH TO EXISTING FOOTPATH TO BE MAINTAINED

<p>REVISIONS</p> <ul style="list-style-type: none"> 1. PRELIMINARY DESIGN 2. PRELIMINARY DESIGN 3. PRELIMINARY DESIGN 4. PRELIMINARY DESIGN 5. PRELIMINARY DESIGN 6. PRELIMINARY DESIGN 7. PRELIMINARY DESIGN 8. PRELIMINARY DESIGN 9. PRELIMINARY DESIGN 	<p>TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (sqm)</th> <th>NO. OF UNITS</th> </tr> <tr> <td>1</td> <td>RETAIL</td> <td>1,200</td> <td>2</td> </tr> <tr> <td>2</td> <td>CENTRAL RECEPTION</td> <td>500</td> <td>1</td> </tr> <tr> <td>3</td> <td>RENTAL BIKES</td> <td>1,000</td> <td>48</td> </tr> <tr> <td>4</td> <td>RESIDENTIAL BIKES</td> <td>1,500</td> <td>24</td> </tr> <tr> <td>5</td> <td>VISITOR BIKES</td> <td>500</td> <td>24</td> </tr> <tr> <td>6</td> <td>STREET BIKES PARKING</td> <td>200</td> <td>24</td> </tr> </table>	NO.	DESCRIPTION	AREA (sqm)	NO. OF UNITS	1	RETAIL	1,200	2	2	CENTRAL RECEPTION	500	1	3	RENTAL BIKES	1,000	48	4	RESIDENTIAL BIKES	1,500	24	5	VISITOR BIKES	500	24	6	STREET BIKES PARKING	200	24	<p>TABLE 2: SUMMARY OF EXISTING DEVELOPMENT</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (sqm)</th> <th>NO. OF UNITS</th> </tr> <tr> <td>1</td> <td>EXISTING 1 STOREY RESIDENTIAL FLAT BUILDING</td> <td>1,200</td> <td>12</td> </tr> <tr> <td>2</td> <td>EXISTING 1 STOREY RESIDENTIAL FLAT BUILDING</td> <td>1,200</td> <td>12</td> </tr> </table>	NO.	DESCRIPTION	AREA (sqm)	NO. OF UNITS	1	EXISTING 1 STOREY RESIDENTIAL FLAT BUILDING	1,200	12	2	EXISTING 1 STOREY RESIDENTIAL FLAT BUILDING	1,200	12	<p>PROJECT INFORMATION</p> <p>PROJECT: RESIDENTIAL APPLICATION DRAWING NO.: DA-A-204 DRAWING: GROUND FLOOR PLAN PROJECT NO.: 11-11-11-11 DRAWING DATE: 11/11/11 PROJECT NO.: 11-11-11-11 DRAWING NO.: 11-11-11-11</p>
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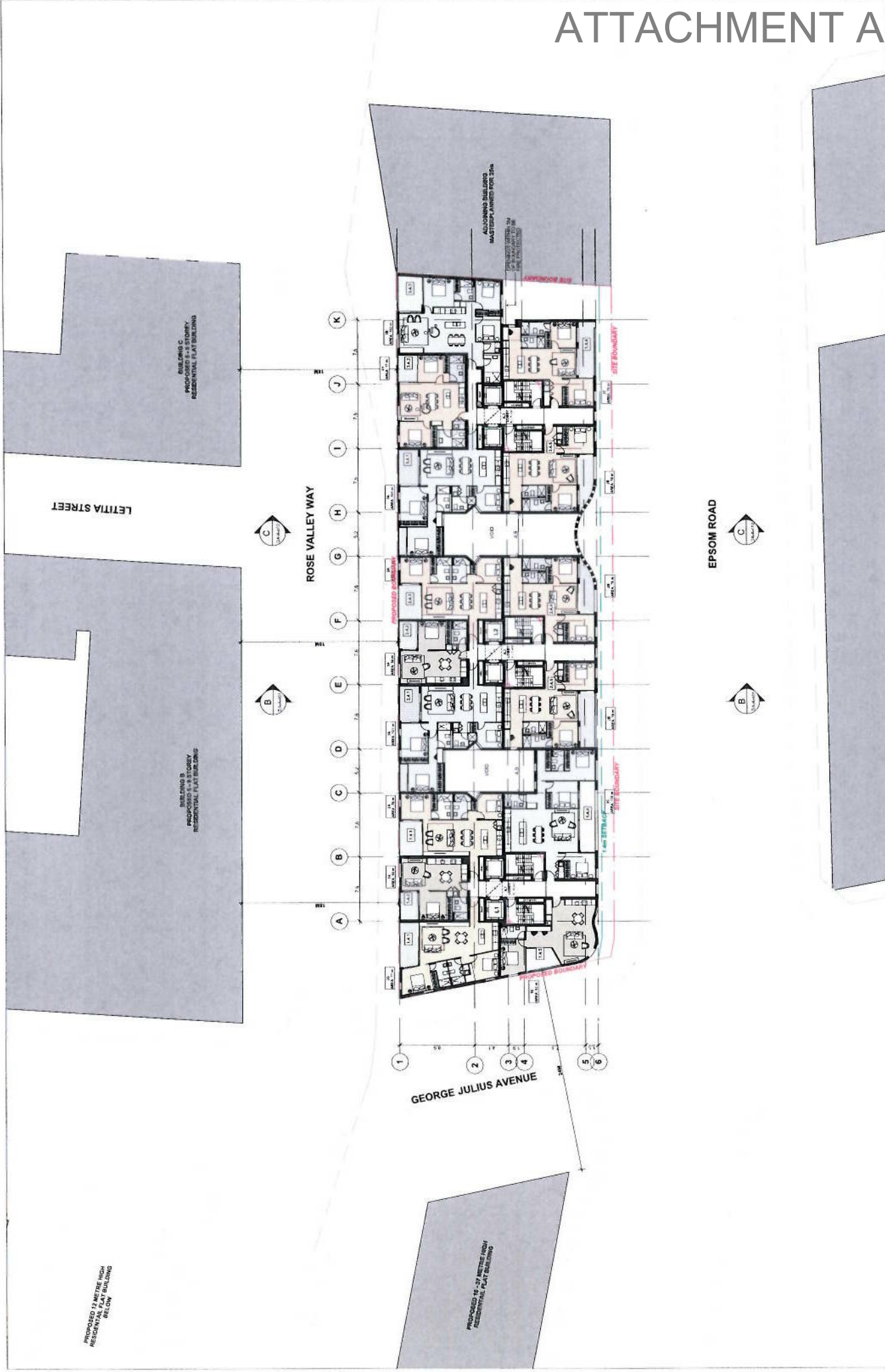
ATTACHMENT A



<p>REVISIONS</p> <table border="1"> <tr><th>No.</th><th>Description</th><th>Date</th></tr> <tr><td>1</td><td>ISSUED FOR PERMIT APPLICATION</td><td>12/09/2019</td></tr> <tr><td>2</td><td>ISSUED FOR PERMIT APPLICATION</td><td>12/09/2019</td></tr> <tr><td>3</td><td>ISSUED FOR PERMIT APPLICATION</td><td>12/09/2019</td></tr> <tr><td>4</td><td>ISSUED FOR PERMIT APPLICATION</td><td>12/09/2019</td></tr> <tr><td>5</td><td>ISSUED FOR PERMIT APPLICATION</td><td>12/09/2019</td></tr> </table>	No.	Description	Date	1	ISSUED FOR PERMIT APPLICATION	12/09/2019	2	ISSUED FOR PERMIT APPLICATION	12/09/2019	3	ISSUED FOR PERMIT APPLICATION	12/09/2019	4	ISSUED FOR PERMIT APPLICATION	12/09/2019	5	ISSUED FOR PERMIT APPLICATION	12/09/2019	<p>PROJECT INFORMATION</p> <p>PROJECT: DEVELOPMENT APPLICATION DRAWING NO.: DA-A-206 DRAWING TITLE: LEVEL 2 PLAN (G)</p>	<p>MHNDRU</p> <p>271 GLEN ROAD STREET SUITE 101 EPPSOM, AUCKLAND PH: +64 9 2303 1111 WWW.MHNDRU.COM</p>	<p>NEESON MURCUTT</p> <p>1001 1001 WOODVILLE DRIVE WOODVILLE, AUCKLAND PH: +64 9 2303 1111 WWW.NEESONMURCUTT.CO.NZ</p>	<p>DATE</p> <p>12/09/2019</p>	<p>SCALE</p> <p>AS SHOWN</p>
No.	Description	Date																					
1	ISSUED FOR PERMIT APPLICATION	12/09/2019																					
2	ISSUED FOR PERMIT APPLICATION	12/09/2019																					
3	ISSUED FOR PERMIT APPLICATION	12/09/2019																					
4	ISSUED FOR PERMIT APPLICATION	12/09/2019																					
5	ISSUED FOR PERMIT APPLICATION	12/09/2019																					

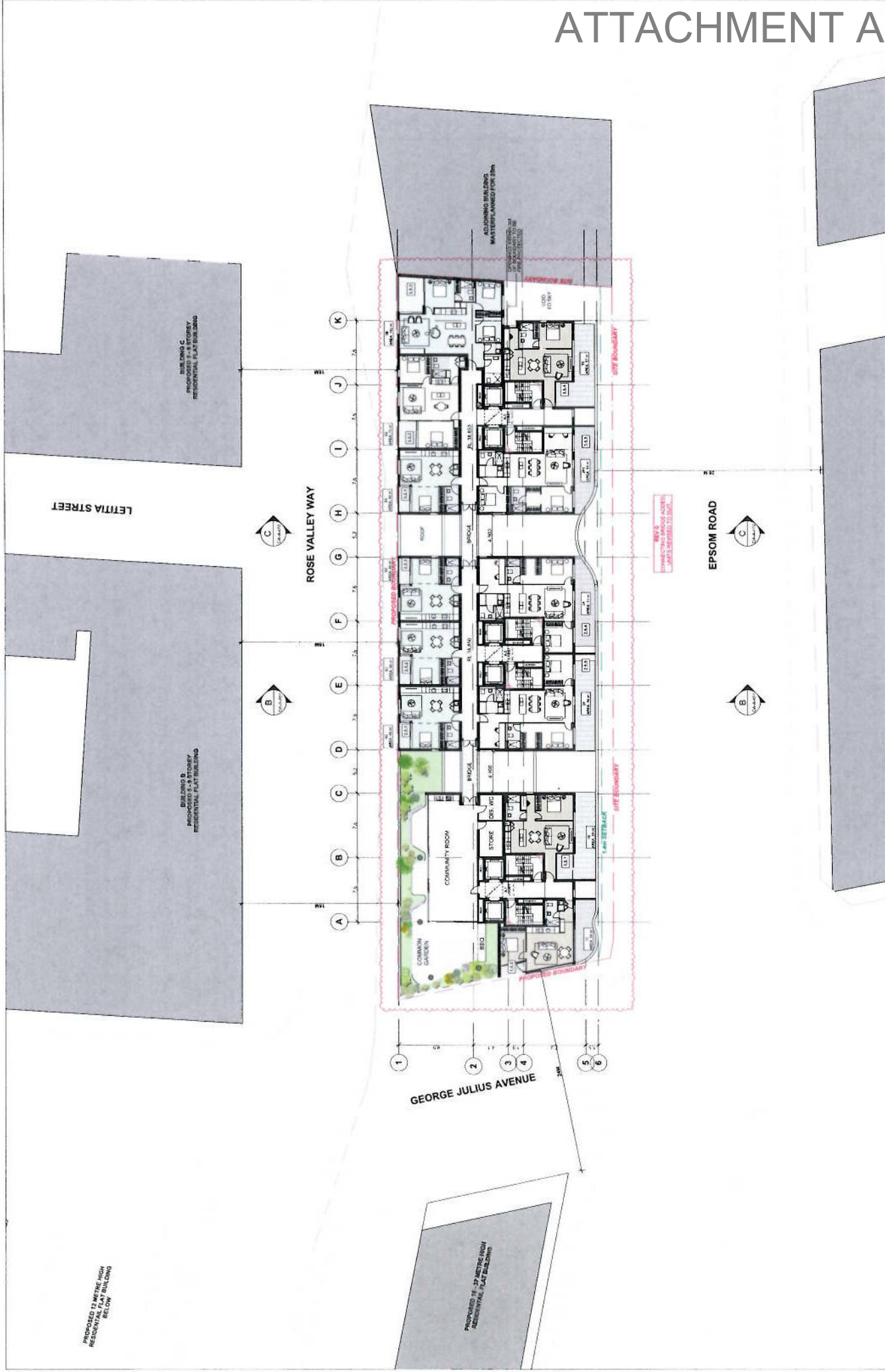
ATTACHMENT A

REVISIONS 1. AS PER COMMENTS FROM THE CLIENT 2. AS PER COMMENTS FROM THE CLIENT 3. AS PER COMMENTS FROM THE CLIENT 4. AS PER COMMENTS FROM THE CLIENT 5. AS PER COMMENTS FROM THE CLIENT		GENERAL NOTES 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.		PERMITS 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.		GENERAL NOTES 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.		PERMITS 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.	
PROJECT INFORMATION PROJECT: DEVELOPMENT APPLICATION DRAWING NO: DA-A-208 DRAWING: LEVEL 4 PLAN DATE: 11/11/2021		CLIENT INFORMATION CLIENT: MINDU ADDRESS: 123 ROSKIN STREET PO BOX 12345 SYDNEY NSW 2011 PHONE: 02 9333 1234 EMAIL: info@minducorp.com		DESIGNER INFORMATION DESIGNER: NEESON MURCUTT ADDRESS: 123 ROSKIN STREET PO BOX 12345 SYDNEY NSW 2011 PHONE: 02 9333 1234 EMAIL: info@neesonmurcutt.com		SCALE SCALE: 1:100 DATE: 11/11/2021		PROJECT NO. 15-11 DRAWN BY: MINDU SCALE: 1:100 DRAWING NO. DA-A-208 DATE: 11/11/2021	



ATTACHMENT A

<p>REVISIONS</p> <p>NO. DATE BY</p> <p>1 15/11/2011 M.H.M.</p> <p>2 15/11/2011 M.H.M.</p> <p>3 15/11/2011 M.H.M.</p> <p>4 15/11/2011 M.H.M.</p> <p>5 15/11/2011 M.H.M.</p> <p>6 15/11/2011 M.H.M.</p> <p>7 15/11/2011 M.H.M.</p> <p>8 15/11/2011 M.H.M.</p> <p>9 15/11/2011 M.H.M.</p> <p>10 15/11/2011 M.H.M.</p>	<p>GENERAL NOTES</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011.</p> <p>3. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2007.</p> <p>4. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2007.</p> <p>5. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2007.</p> <p>6. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2007.</p> <p>7. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS 2007.</p> <p>8. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS 2007.</p> <p>9. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS 2007.</p> <p>10. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2007.</p>	<p>MAIN CONTRACTORS</p> <p>NAME: [REDACTED]</p> <p>ADDRESS: [REDACTED]</p> <p>PHONE: [REDACTED]</p> <p>EMAIL: [REDACTED]</p>	<p>NEESON MURCUTT</p> <p>LEVEL 11, 111-113 100 SOUTH STREET, SUITE 1001 SYDNEY NSW 2011 T: 61 2 9357 1111 F: 61 2 9357 1122 www.neesonmurrutt.com.au NSW REGISTRATION NO. 100000000000000</p>	<p>MHNDU</p> <p>23 HAZENBEN STREET SYDNEY NSW 2011 T: 61 2 9357 1111 F: 61 2 9357 1122 www.mhndu.com.au NSW REGISTRATION NO. 100000000000000</p>	<p>PROJECT DEVELOPMENT APPLICATION</p> <p>PROJECT NO. 15/11 DRAWN BY: M.H.M. TO SCALE: 1:200 (G) DATE: 15/11/2011 DRAWING NO.: DA-A-209 DRAWING: LEVEL 5 PLAN (G)</p>
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PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

PROPOSED 18.24 METRE HIGH
 RESIDENTIAL FLAT BUILDING

THE 18.24 METRE HIGH
 RESIDENTIAL FLAT BUILDING IS
 SUBJECT TO APPROVAL

ATTACHMENT A

BUILDING C
PROPOSED 4 STOREY
RESIDENTIAL FLAT BUILDING

BUILDING B
PROPOSED 4 STOREY
RESIDENTIAL FLAT BUILDING

LETITIA STREET



ROSE VALLEY WAY

EPSOM ROAD

GEORGE JULIUS AVENUE



PROPOSED 12 METRE HIGH
RESIDENTIAL FLAT BUILDING

PROPOSED 14.7 METRE HIGH
RESIDENTIAL FLAT BUILDING

REVISIONS

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	20/12/2024
2	REVISED TO REFLECT CONSTRUCTION	12/12/2024
3	REVISED TO REFLECT CONSTRUCTION	12/12/2024
4	REVISED TO REFLECT CONSTRUCTION	12/12/2024
5	REVISED TO REFLECT CONSTRUCTION	12/12/2024

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- 2. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORICAL FEATURES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL DETAILS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FINISHES AND MATERIALS.
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- 100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FINISHES AND MATERIALS.

PROJECT INFORMATION

PROJECT: DEVELOPMENT APPLICATION
BUILDING: 108-118 EPSOM ROAD, BELAND NSW
DATE: 20/12/2024
DRAWING NO.: REV
LEVEL: PLAN

CLIENT: MHNDDU
PROJECT ADDRESS: 20 HAZELBROOK STREET
SYDNEY NSW 1580
CONTACT: PH: +61 2 9597 1111
EMAIL: SALES@mhnudu.com
WEBSITE: www.mhnudu.com

ARCHITECT: NEESON MAURCUTT
PROJECT ADDRESS: 20 HAZELBROOK STREET
SYDNEY NSW 1580
CONTACT: PH: +61 2 9597 1111
EMAIL: SALES@mhnudu.com
WEBSITE: www.mhnudu.com

SCALE: 1:1000

DATE: 20/12/2024

ATTACHMENT A

REVISIONS 1. INITIAL DESIGN 2. REVISED DESIGN 3. REVISED DESIGN 4. REVISED DESIGN 5. REVISED DESIGN 6. REVISED DESIGN 7. REVISED DESIGN 8. REVISED DESIGN 9. REVISED DESIGN 10. REVISED DESIGN	DESIGN CHECKS 1. ARCHITECTURE 2. STRUCTURE 3. SERVICES 4. CIVIL 5. LANDSCAPE 6. ENVIRONMENTAL 7. HISTORIC 8. SOCIAL 9. ECONOMIC 10. CULTURAL	APPROVALS 1. ARCHITECT 2. STRUCTURE 3. SERVICES 4. CIVIL 5. LANDSCAPE 6. ENVIRONMENTAL 7. HISTORIC 8. SOCIAL 9. ECONOMIC 10. CULTURAL	DATE 1. 10/10/2011 2. 10/10/2011 3. 10/10/2011 4. 10/10/2011 5. 10/10/2011 6. 10/10/2011 7. 10/10/2011 8. 10/10/2011 9. 10/10/2011 10. 10/10/2011	PROJECT DEVELOPMENT APPLICATION BUILDING A, 108 - 118 EPSOM ROAD ZETLAND NSW DRAWING NO. DA-A-212 LEVEL 8 PLAN	PROJECT NO. 10-11 DATE 10/10/2011 TO SCALE 1:200 (A4) DRAWING NO. DA-A-212 REV. (G)
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PROPOSED 1.5 METRE HIGH RESIDENTIAL FLAT BUILDING BELOW

PROPOSED 2.0 METRE HIGH RESIDENTIAL FLAT BUILDING

BUILDING B BELOW PROPOSED 2.0 METRE HIGH RESIDENTIAL FLAT BUILDING

BUILDING C BELOW PROPOSED 1.5 METRE HIGH RESIDENTIAL FLAT BUILDING

LETITIA STREET

ROSE VALLEY WAY

EPSOM ROAD

GEORGE JULIUS AVENUE

ATTACHMENT A

PROJECT NO: 18111
 DRAWN BY: MURCUTT
 TO SCALE: 1:200 (A)
 DRAWING NO: REV
 DA-A-213
 (G)

PROJECT: DEVELOPMENT APPLICATION
 BUILDING A, B & C BELOW
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING D, E, F, G, H, I, J, K
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ
 PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BUILDING ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

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 SYDNEY NSW 2011
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 F: 61 2 9317 1100
 www.mhndu.com
 02 9317 1111

NEESON MURCUTT
 ARCHITECTS
 107 KINGS CROSS NSW 2011
 T: 61 2 9397 3370
 F: 61 2 9397 3370
 www.neesonmurcutt.com
 02 9397 3370



DATE: 18/01/2018
 TIME: 10:00 AM
 PROJECT: DA-A-213
 DRAWING: LEVEL 9 PLAN
 SHEET: 1 OF 1

REVISIONS

NO. DESCRIPTION

1. ISSUED FOR PERMIT

2. REVISED PERMIT

3. REVISED PERMIT

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24. REVISED PERMIT



ATTACHMENT A



PROPOSED 12 METRE HIGH RESIDENTIAL FLAT BUILDING BELOW

PROPOSED 14-17 METRE HIGH RESIDENTIAL FLAT BUILDING

BUILDING B BELOW PROPOSED 8 STOREY RESIDENTIAL FLAT BUILDING

BUILDING C BELOW PROPOSED 5-8 STOREY RESIDENTIAL FLAT BUILDING

REVISIONS 1. PRELIMINARY 2. REVISED FOR CONSTRUCTION 3. FINAL DESIGN DEVELOPMENT 4. REVISIONS FOR CONSTRUCTION 5. REVISIONS FOR CONSTRUCTION 6. REVISIONS FOR CONSTRUCTION	LOCAL RULES 1. PROJECT NO. DA-A-214 2. SCALE: 1:200 3. DRAWING NO. DA-A-214 4. DATE: 14/07/2014	GENERAL NOTES 1. THE PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT'S LOCAL DEVELOPMENT INSTRUMENT. 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES. 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES. 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES. 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES. 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES.	MATERIALS ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE. ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE. ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE. ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE.	MARKERS ALL MARKERS SHALL BE PLACED AT THE CORNERS OF THE PROPERTY AND AT THE MIDPOINTS OF THE LONGER SIDES. ALL MARKERS SHALL BE PLACED AT THE CORNERS OF THE PROPERTY AND AT THE MIDPOINTS OF THE LONGER SIDES. ALL MARKERS SHALL BE PLACED AT THE CORNERS OF THE PROPERTY AND AT THE MIDPOINTS OF THE LONGER SIDES. ALL MARKERS SHALL BE PLACED AT THE CORNERS OF THE PROPERTY AND AT THE MIDPOINTS OF THE LONGER SIDES.	NEESON MURCUTT 251 COLLEGE STREET ROCKFORD NSW 2508 TEL: 6053 2900 WWW.NEESONMURCUTT.COM	MHINDU 251 COLLEGE STREET ROCKFORD NSW 2508 TEL: 6053 2900 WWW.MHINDU.COM	PROJECT DEVELOPMENT APPLICATION BUILDING A, 18-14 EPSOM ROAD, WESTLAND NSW DRAWING: LEVEL 10 PLAN DA-A-214 (G)
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ATTACHMENT A

PROJECT NO: 15-111
 DRAWN BY: MHNDA
 TO SCALE: 1:200(A1)
 DRAWING NO: REV
DA-A-215
 (G)

PROJECT DEVELOPMENT APPLICATION
 BUILDING A 106-116 EPSOM
 ROAD, AUCKLAND NORTH
 PLANS AND DRAWINGS
 LEVEL 11 PLAN

MHNDA
 20 LUTS ROAD, SYDENHAM
 AUCKLAND NORTH 1061
 TEL: 09 234 1111
 www.mhnda.com

NEESON MURCUTT
 11 RICHMOND STREET
 P.O. BOX 107, NEW ZEALAND
 TEL: 09 234 1100
 www.neesonmurchutt.com



DATE COMPLETED: 15/01/2015

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	15/01/2015
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3	ISSUED FOR PERMIT	15/01/2015
4	ISSUED FOR PERMIT	15/01/2015
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100	ISSUED FOR PERMIT	15/01/2015

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BUILDING C BELOW
 PROPOSED 5-8 STOREY
 RESIDENTIAL FLAT BUILDING

BUILDING B BELOW
 PROPOSED 5-8 STOREY
 RESIDENTIAL FLAT BUILDING

PROPOSED 17 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

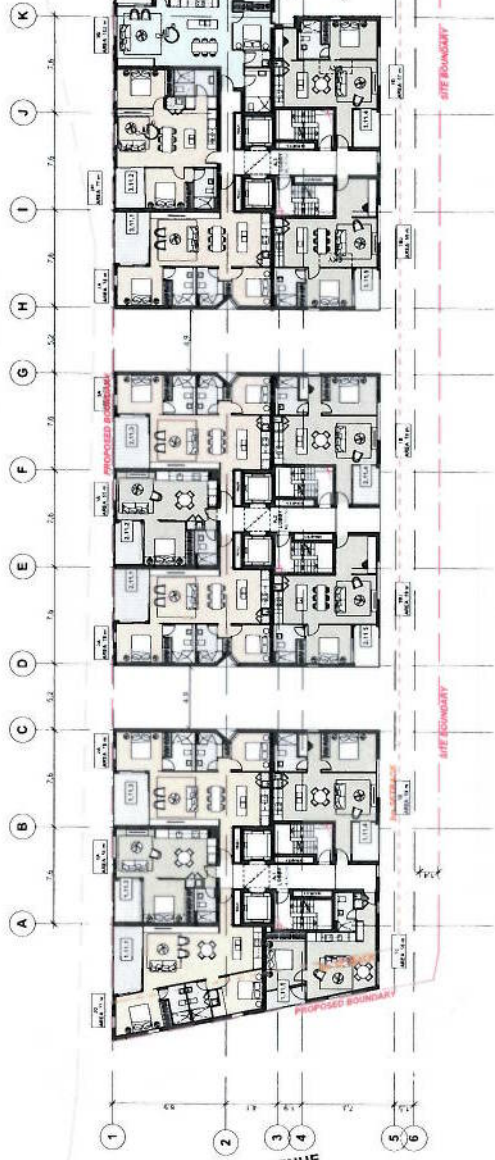
PROPOSED 19-37 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

LETTIA STREET

ROSE VALLEY WAY

EPSOM ROAD

GEORGE JULIUS AVENUE



ADJOINING BUILDING
 MASTERPLANNED FOR 25m

CONSTRUCTION
 OF BOUNDARY TO BE
 FIRE RESISTIVE

VOID

VOID

VOID

VOID

VOID

VOID

VOID

VOID

DATE: 15/01/2015

ATTACHMENT A



PROPOSED 12 METRE HIGH
RESIDENTIAL FLAT BUILDING
BELOW

BUILDING B BELOW
PROPOSED 5-8 STOREY
RESIDENTIAL FLAT BUILDING

BUILDING C BELOW
PROPOSED 5-8 STOREY
RESIDENTIAL FLAT BUILDING

PROPOSED 14-17 METRE HIGH
RESIDENTIAL FLAT BUILDING
BELOW

REVISIONS

1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
5	ISSUED FOR CONSTRUCTION
6	ISSUED FOR CONSTRUCTION

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUCKLAND RESOURCE MANAGEMENT ACT 1977 AND THE CITY OF AUCKLAND RESOURCE MANAGEMENT REGULATIONS 2002.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUCKLAND RESOURCE MANAGEMENT ACT 1977 AND THE CITY OF AUCKLAND RESOURCE MANAGEMENT REGULATIONS 2002.
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MADE COMMERCIALS

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PROJECT DEVELOPMENT APPLICATION
 DRAWING NO: DA-A-216
 DRAWING TITLE: LEVEL 12 PLAN
 PROJECT: BUILDING A1 TO EPSOM ROAD AND NEN

PROJECT NO: 15/11
DRAWN BY: MURPHY
TO SCALE: 1:200 (A1)
DRAWING NO: DA-A-216
DATE: 15/11/2011

ATTACHMENT A

REVISIONS A. INITIAL APPROVAL B. REVISIONS TO CONSTRUCTION C. REVISIONS TO CONSTRUCTION D. REVISIONS TO CONSTRUCTION E. REVISIONS TO CONSTRUCTION F. REVISIONS TO CONSTRUCTION G. REVISIONS TO CONSTRUCTION		MARK COMMENTS 1. ALL DIMENSIONS TO BE COMPLETED BY THE CONTRACTOR AND MUST BE VERIFIED BY THE ARCHITECT. 2. ALL DIMENSIONS TO BE COMPLETED BY THE CONTRACTOR AND MUST BE VERIFIED BY THE ARCHITECT. 3. ALL DIMENSIONS TO BE COMPLETED BY THE CONTRACTOR AND MUST BE VERIFIED BY THE ARCHITECT. 4. ALL DIMENSIONS TO BE COMPLETED BY THE CONTRACTOR AND MUST BE VERIFIED BY THE ARCHITECT. 5. ALL DIMENSIONS TO BE COMPLETED BY THE CONTRACTOR AND MUST BE VERIFIED BY THE ARCHITECT.		NEESON MURCUTT ARCHITECTS 1/200-2000/2000/2000/2000/2000 1/200-2000/2000/2000/2000/2000 1/200-2000/2000/2000/2000/2000 www.nm.com.au		MHNDU 2012/2012/2012/2012/2012/2012 2012/2012/2012/2012/2012/2012 2012/2012/2012/2012/2012/2012 www.mhndu.com		PROJECT: DEVELOPMENT APPLICATION BUILDING A, 108-116 EPSOM ROAD ROAD SETBACK NSW BUILDING A, 108-116 EPSOM ROAD LEVEL 13 PLAN		PROJECT NO.: DA-A-217 SCALE: 1:200 REV: DA-A-217 (G)	
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LETITIA STREET

BUILDING C BELOW
 PROPOSED 5 - 8 STOREY
 RESIDENTIAL FLAT BUILDING

BUILDING B BELOW
 PROPOSED 8 - 9 STOREY
 RESIDENTIAL FLAT BUILDING

PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

PROPOSED 18 - 27 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

ROSE VALLEY WAY

EPSOM ROAD

GEORGE JULIUS AVENUE



ATTACHMENT A

PROJECT NO. 13-111
 DATE 15/01/2014
 TO SCALE 1:2000
 DRAWING NO. REV
DA-A-218
 (G)

PROJECT: DEVELOPER APPLICATION
 BUILDING A 108-116 EPSOM ROAD, DUNEDIN NEW ZEALAND
 ROOF PLAN

MHNDU
 21 HUTTON STREET
 DUNEDIN 9013 NEW ZEALAND
 TEL: 03 478 2910 FAX: 03 478 2911
 www.mhndu.com

NEESON MURCUTT
 101 RANGITIKEI STREET
 DUNEDIN 9013 NEW ZEALAND
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 www.neesonmurcutt.com



MARK CONSTRUCTION
 101 RANGITIKEI STREET
 DUNEDIN 9013 NEW ZEALAND
 TEL: 03 477 2336 FAX: 03 477 2337
 www.markconstruction.co.nz

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LETTIA STREET

BUILDING C BELOW
 PROPOSED 5-8 STOREY
 RESIDENTIAL FLAT BUILDING

BUILDING B BELOW
 PROPOSED 5-9 STOREY
 RESIDENTIAL FLAT BUILDING

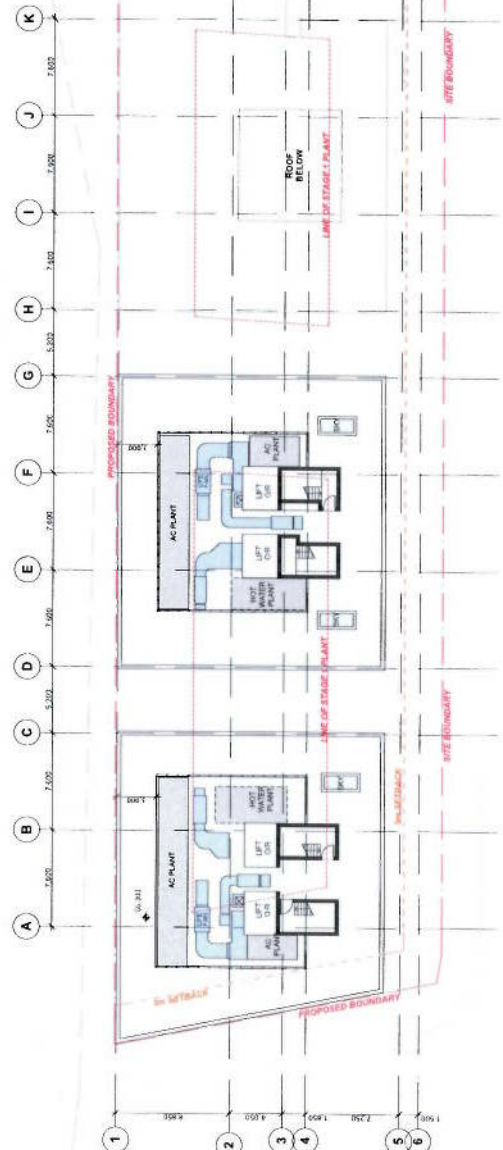
PROPOSED 12 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

PROPOSED 18-27 METRE HIGH
 RESIDENTIAL FLAT BUILDING
 BELOW

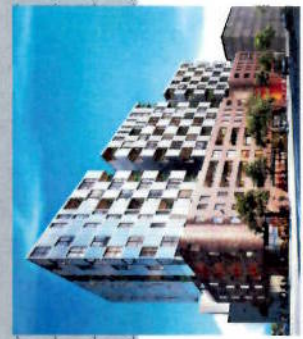
ROSE VALLEY WAY

EPSOM ROAD

GEORGE JULIUS AVENUE



REVIEW AMENDED DA SUBMITTED
 - EXTRACT & STANDARDISED TO EACH FLOOR
 - APARTMENTS & COMMON AREAS
 - APARTMENTS & COMMON AREAS REFERRED TO IN PLAN
 - DEVELOPE AND ELEVATIONS LABELLED/AMENDED



VIEW OF SOUTH FACADE FROM EPSOM ROAD

LEGEND EXTERNAL MATERIALS & FINISHES

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- (M2) METALLIC COLOUR PAINT - METALLIC COLOUR PAINT
- (M3) METALLIC COLOUR PAINT - METALLIC COLOUR PAINT
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REVISIONS

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT APPLICATION	15/11/2018
3	ISSUED FOR PERMIT APPLICATION	15/11/2018
4	ISSUED FOR PERMIT APPLICATION	15/11/2018
5	ISSUED FOR PERMIT APPLICATION	15/11/2018
6	ISSUED FOR PERMIT APPLICATION	15/11/2018
7	ISSUED FOR PERMIT APPLICATION	15/11/2018
8	ISSUED FOR PERMIT APPLICATION	15/11/2018
9	ISSUED FOR PERMIT APPLICATION	15/11/2018
10	ISSUED FOR PERMIT APPLICATION	15/11/2018

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND ALL RELATED REGULATIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND ALL RELATED REGULATIONS.
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PROJECT INFORMATION

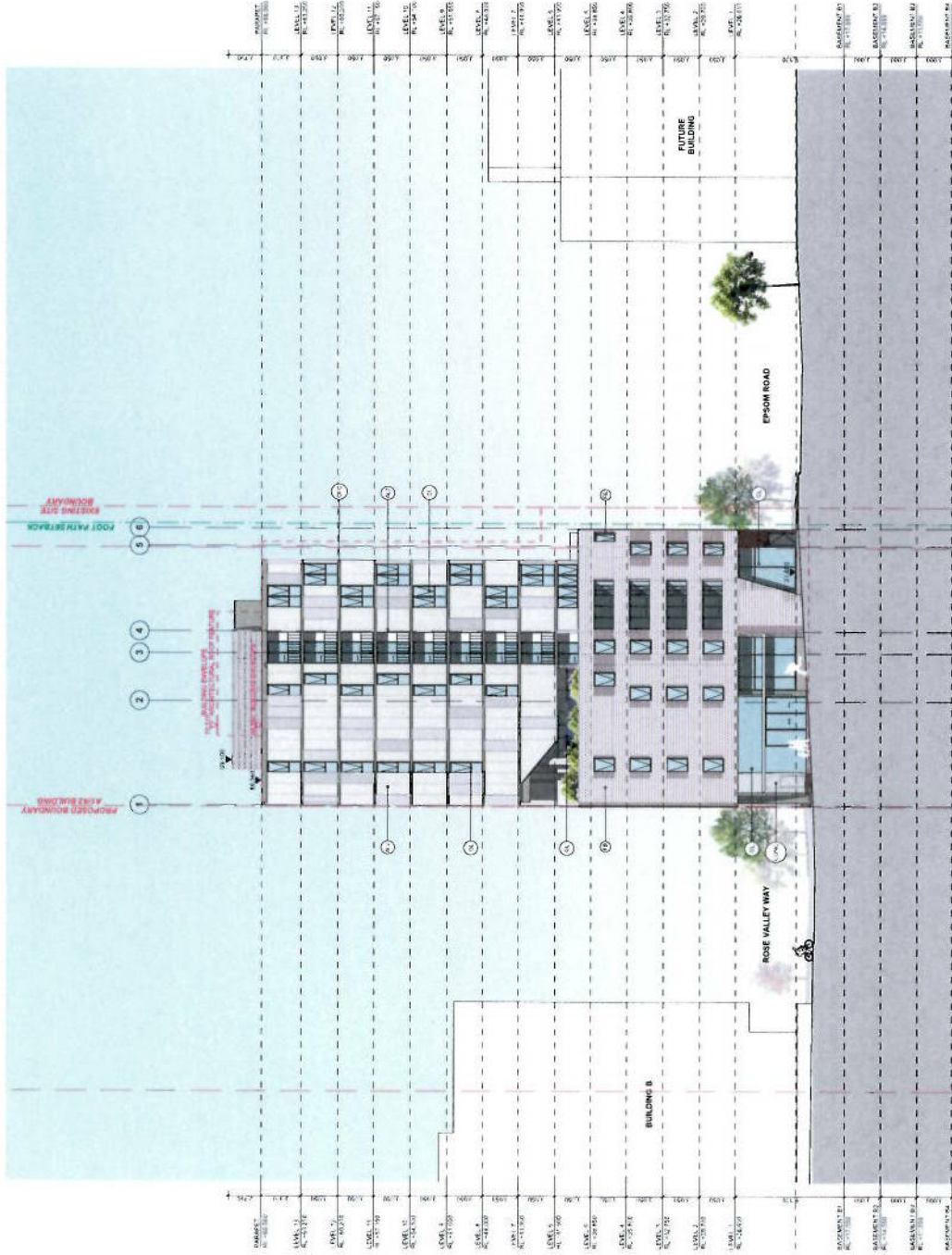
PROJECT NO: 15/11
 DRAWN BY: MHN
 TO SCALE: 1:200
 DRAWING NO: REV
 DA-A-301
 (G)

MHN
 2101 RIVERVIEW STREET
 RICHMOND VIC 3121
 T: 03 9437 1111
 F: 03 9437 1100
 www.mhndesign.com.au

NEESON MURCUTT
 11 WOODLARK STREET
 POTTS POINT VIC 3121
 T: 03 9592 3390
 F: 03 9592 3390
 www.neesonmurcutt.com

ATTACHMENT A

REV. E AMENDED DATE: 13/05/2016
 - EXTERNAL MATERIALS & FINISHES
 - EXTERNAL MATERIALS & FINISHES
 - EXTERNAL MATERIALS & FINISHES
 - EXTERNAL MATERIALS & FINISHES
 - EXTERNAL MATERIALS & FINISHES



LEGEND: EXTERNAL MATERIALS & FINISHES

- (M) METAL CLADDING PANEL
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NOTE: SHOWN FOR CLARITY
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 FOR CLARITY

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	13/05/2016
2	ISSUED FOR PERMIT APPLICATION	13/05/2016
3	ISSUED FOR PERMIT APPLICATION	13/05/2016
4	ISSUED FOR PERMIT APPLICATION	13/05/2016
5	ISSUED FOR PERMIT APPLICATION	13/05/2016
6	ISSUED FOR PERMIT APPLICATION	13/05/2016
7	ISSUED FOR PERMIT APPLICATION	13/05/2016
8	ISSUED FOR PERMIT APPLICATION	13/05/2016
9	ISSUED FOR PERMIT APPLICATION	13/05/2016
10	ISSUED FOR PERMIT APPLICATION	13/05/2016

GENERAL NOTES

- ALL MATERIALS & FINISHES TO BE SUPPLIED BY THE CONTRACTOR.
- ALL MATERIALS & FINISHES TO BE SUPPLIED BY THE CONTRACTOR.
- ALL MATERIALS & FINISHES TO BE SUPPLIED BY THE CONTRACTOR.
- ALL MATERIALS & FINISHES TO BE SUPPLIED BY THE CONTRACTOR.
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- ALL MATERIALS & FINISHES TO BE SUPPLIED BY THE CONTRACTOR.

PROJECT INFORMATION

PROJECT: DEVELOPMENT APPLICATION
 BUILDING: 108 - 116 EPSOM ROAD
 SITE: 108 - 116 EPSOM ROAD
 DRAWING NO.: DA-A-303
 WEST ELEVATION

CLIENT INFORMATION

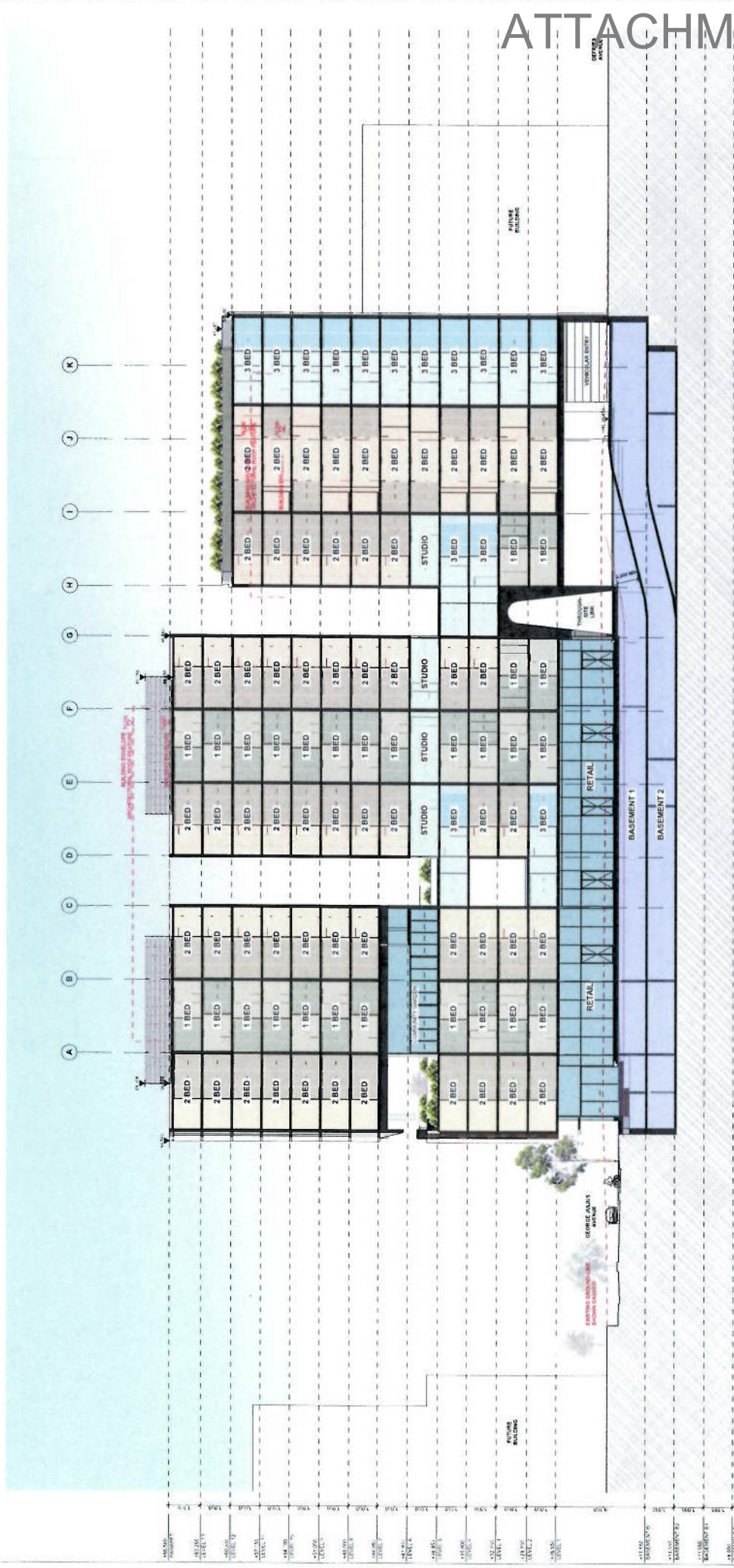
NEESON MURCUTT
 21 HUTO PARK STREET
 FORT COCKFIELD, TASMANIA 7283
 T: 61 81 2318 1111
 F: 61 81 2310 1101
 www.nmhd.com.au

DATE COMPLETED

13/05/2016

ATTACHMENT A

REV. E AMENDED DA
 - CORRECTED ROOM SIZES AT CORNER UNITS
 - CORRECTED ELEVATIONS TO EACH CORNER
 - CORRECTED ELEVATIONS TO SOUTH SIDE
 - CORRECTED ELEVATIONS TO NORTH SIDE
 - ENVELOPE AND ELEVATIONS LARGELY UNCHANGED



REVISIONS	DATE	BY	DESCRIPTION
1	08/14/2014	MM	ISSUED FOR PERMITS
2	08/14/2014	MM	ISSUED FOR CONSTRUCTION
3	08/14/2014	MM	ISSUED FOR CONSTRUCTION
4	08/14/2014	MM	ISSUED FOR CONSTRUCTION
5	08/14/2014	MM	ISSUED FOR CONSTRUCTION
6	08/14/2014	MM	ISSUED FOR CONSTRUCTION
7	08/14/2014	MM	ISSUED FOR CONSTRUCTION
8	08/14/2014	MM	ISSUED FOR CONSTRUCTION
9	08/14/2014	MM	ISSUED FOR CONSTRUCTION
10	08/14/2014	MM	ISSUED FOR CONSTRUCTION

GENERAL NOTES
1. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
2. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.
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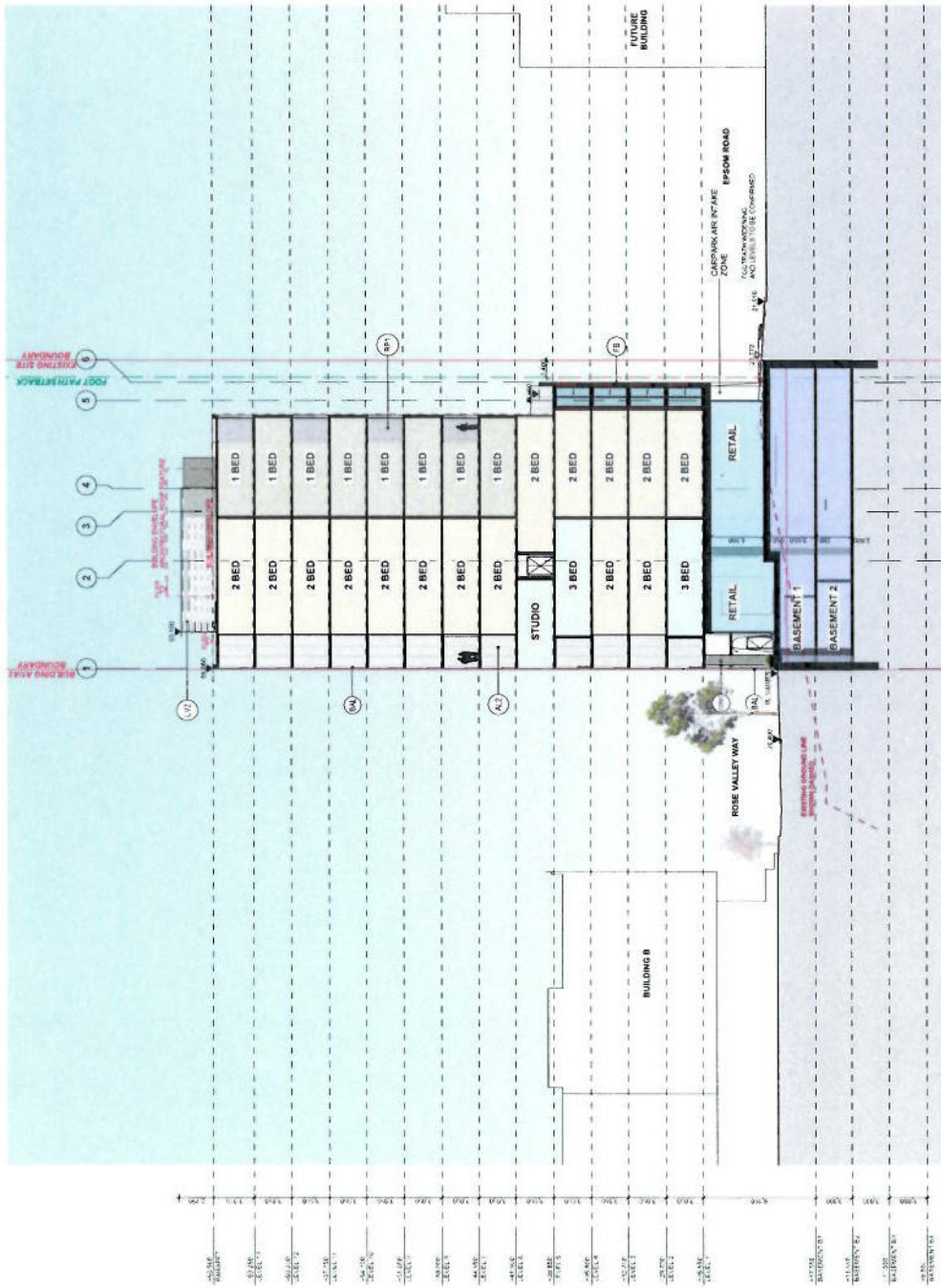
PROJECT INFORMATION
PROJECT: DEVELOPMENT APPLICATION
PROJECT NO.: 14-110
TO SCALE: 1/8"=1'-0"
DRAWING NO.: REV
DA-A-400
SECTION A

OWNER
NEESON MURCUTT
2014 PINEAPPLE STREET
HOUSTON, TEXAS 77058
PHONE: 713.899.3390
WWW.NEESONMURCUTT.COM

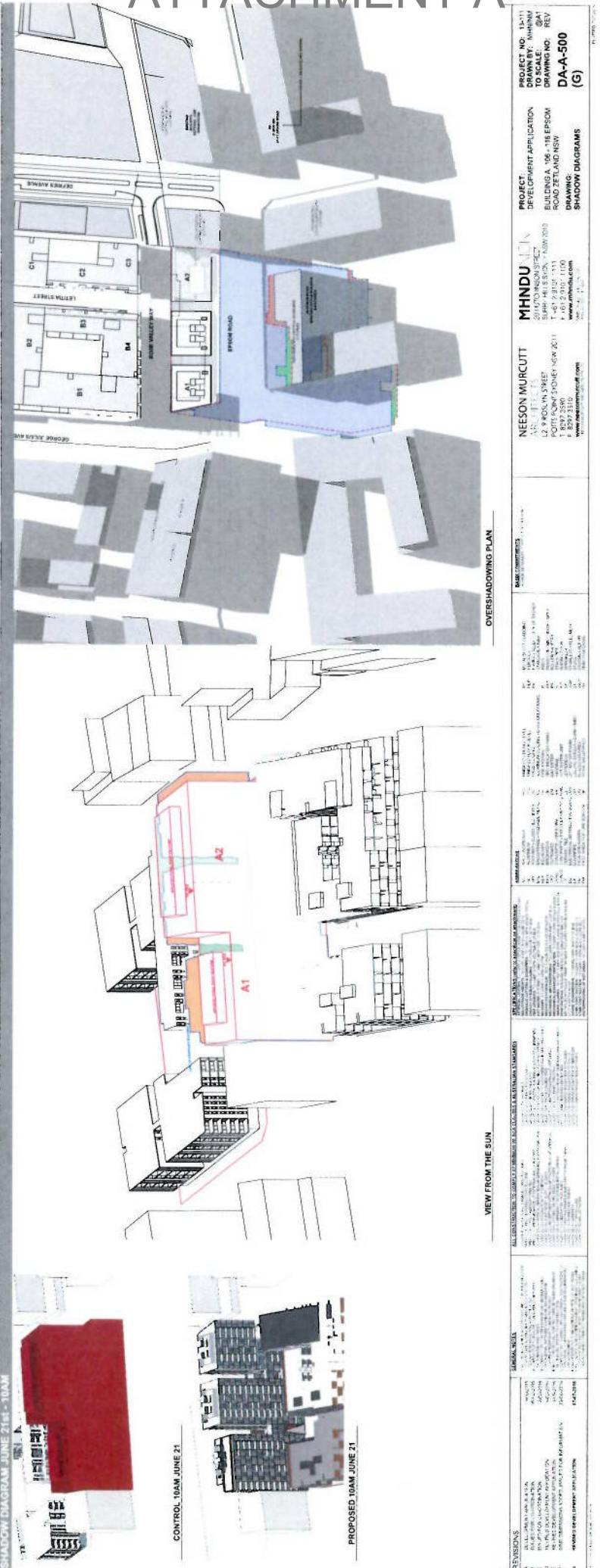
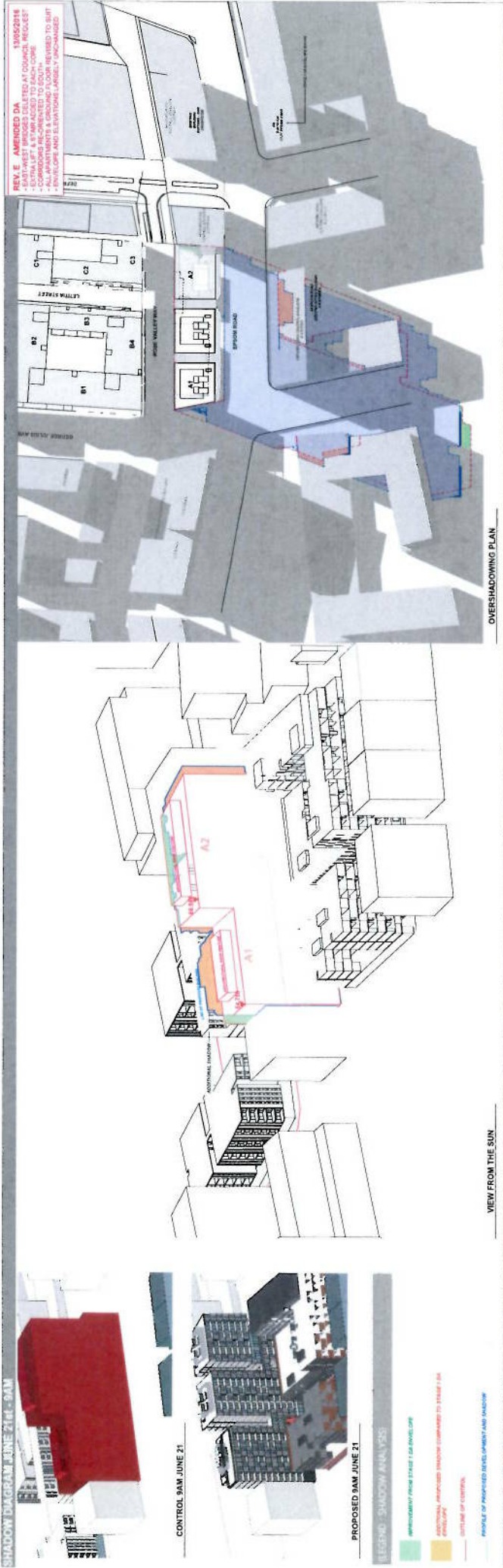
ARCHITECT
MHNDU
2014 PINEAPPLE STREET
HOUSTON, TEXAS 77058
PHONE: 713.899.3390
WWW.MHNDU.COM

ATTACHMENT A

REV. E AMENDED DA 1/18/2014
 - REVISIONS TO BE AT EACH CORNER
 - EXTRA LIFT & STAIRS TO EACH CORE
 - ALL PARTS TO BE LIFTED TO EACH FLOOR
 - ALL PARTS TO BE LIFTED TO EACH FLOOR
 - ENVELOPE AND ELEVATIONS LABELLED / DIMENSIONED



<p>REVISIONS</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>	<p>DATE: 1/18/2014</p> <p>PROJECT: DEVELOPMENT APPLICATION</p> <p>CLIENT: MINDU</p> <p>ADDRESS: 291 AUTO INSURANCE STREET, BUNBURY NSW 2576</p> <p>SCALE: 1:200 (B1)</p> <p>DRAWING NO.: DA-A-401</p> <p>SECTION: B</p>	<p>NEESON MURCUTT</p> <p>ARCHITECTS</p> <p>1/30 ROBINSON STREET, SYDNEY NSW 2011</p> <p>TEL: 61 2 9397 7000</p> <p>FAX: 61 2 9397 7001</p> <p>WWW.NEESONMURCUTT.COM</p>	<p>MARK COMMENTS</p> <p>DATE: 1/18/2014</p> <p>BY: [Signature]</p> <p>REVISIONS:</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>	<p>PERMITTED UNDER THE LOCAL GOVERNMENT ACT 1995</p> <p>DATE: 1/18/2014</p> <p>BY: [Signature]</p> <p>REVISIONS:</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>	<p>ALL DIMENSIONS TO BE COVERED BY THE CLIENT'S DIMENSIONS</p> <p>DATE: 1/18/2014</p> <p>BY: [Signature]</p> <p>REVISIONS:</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>	<p>DATE: 1/18/2014</p> <p>BY: [Signature]</p> <p>REVISIONS:</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>	<p>DATE: 1/18/2014</p> <p>BY: [Signature]</p> <p>REVISIONS:</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>	<p>DATE: 1/18/2014</p> <p>BY: [Signature]</p> <p>REVISIONS:</p> <p>1. REVISED PER COMMENTS FROM THE CLIENT</p> <p>2. REVISED PER COMMENTS FROM THE CLIENT</p> <p>3. REVISED PER COMMENTS FROM THE CLIENT</p> <p>4. REVISED PER COMMENTS FROM THE CLIENT</p> <p>5. REVISED PER COMMENTS FROM THE CLIENT</p> <p>6. REVISED PER COMMENTS FROM THE CLIENT</p>
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PROJECT: DEVELOPMENT APPLICATION
BUILDING A 106 - 118 EPSOM ROAD ZETLAND NSW

PROJECT NO: 1006/2161-2163
DATE: 08/11/2011
TO SCALE: 1:500
DRAWING NO: DA-A-500
REV: (G)

MHNDU
 2011/170 INSUM STREET
 SYDNEY NSW 2000
 T 61 2 9100 1100
 www.mhndu.com

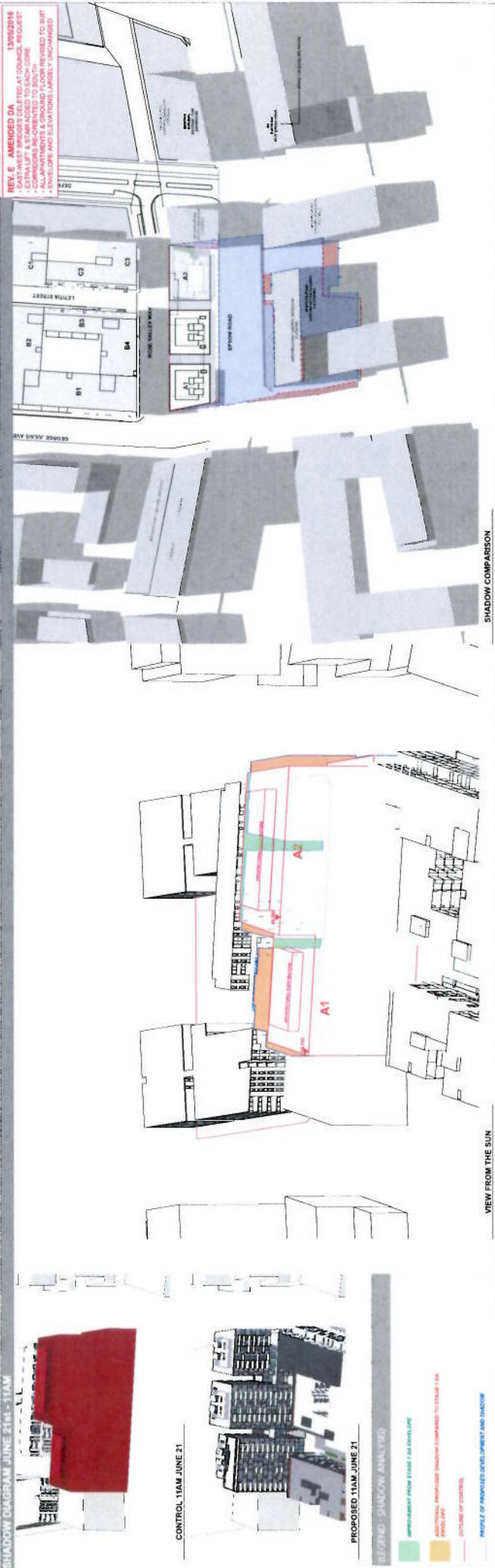
NEESON MURCUTT
 ARCHITECTS
 12 PROSPECT STREET
 SYDNEY NSW 2011
 T 61 2 9100 1100
 www.neesonmurcutt.com

REVISIONS:

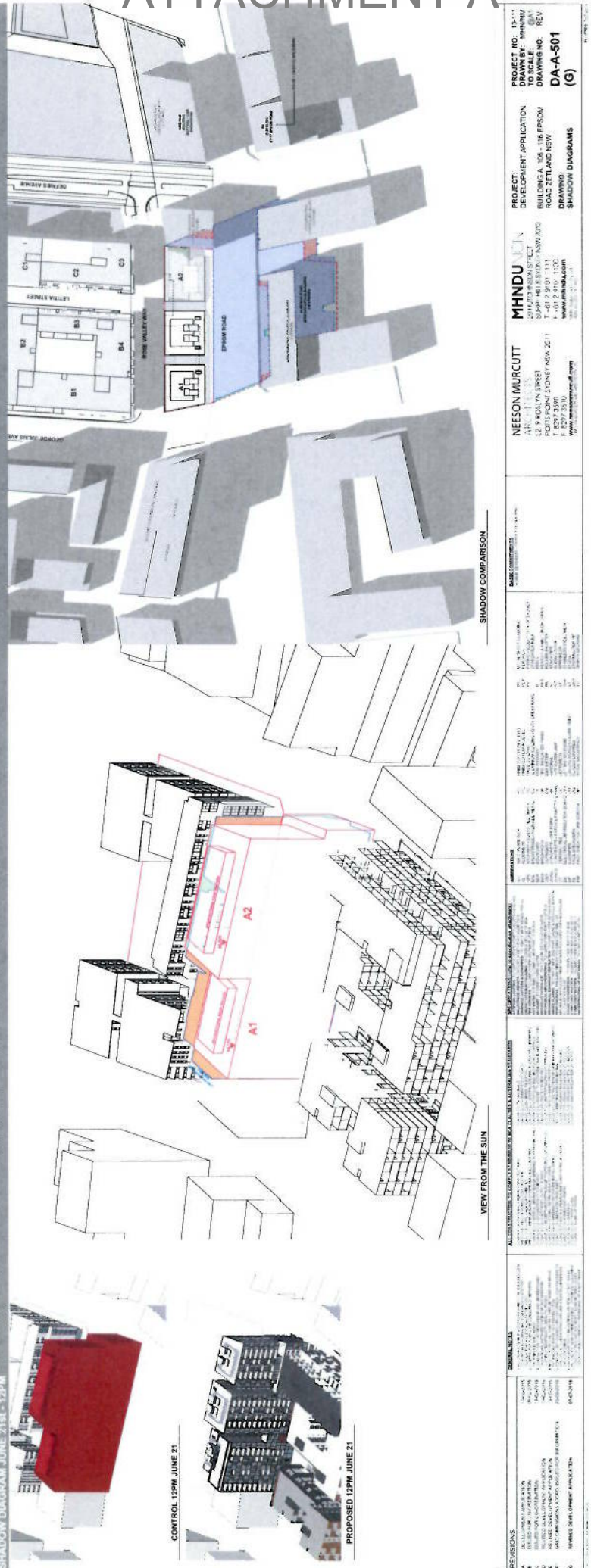
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	08/11/2011
3	ISSUED FOR PERMIT	08/11/2011
4	ISSUED FOR PERMIT	08/11/2011

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/2011
2	ISSUED FOR PERMIT	08/11/2011
3	ISSUED FOR PERMIT	08/11/2011
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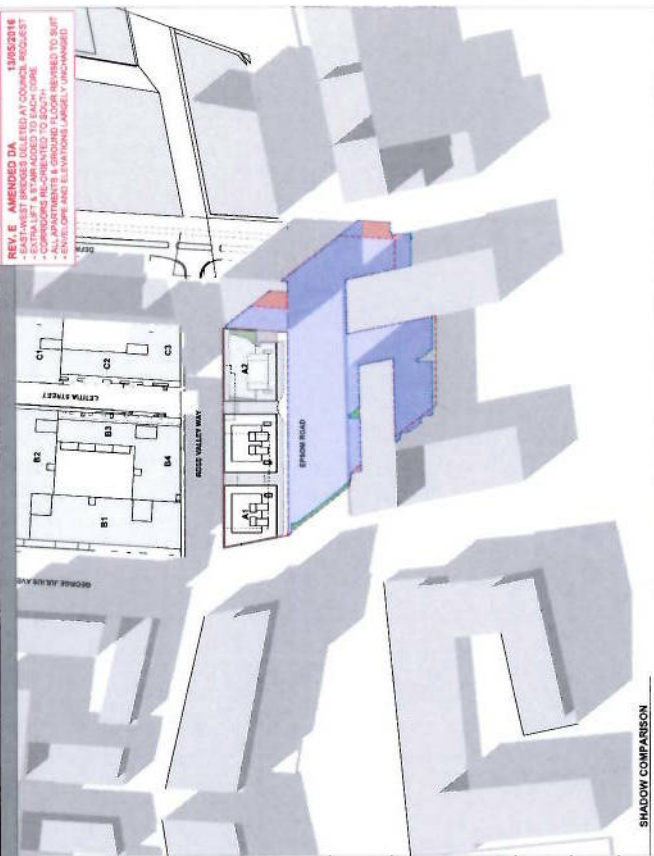


REV. E AMENDED DA 13092016
 THIS SET OF COMPARISON SHADOW STUDY
 - EXTRAIT & STAMP ADDED TO EACH DRAWING
 - COMMENTS REFERENCED TO EACH DRAWING
 - DEVELOPER AND ELEVATIONS LABELS UNCHANGED

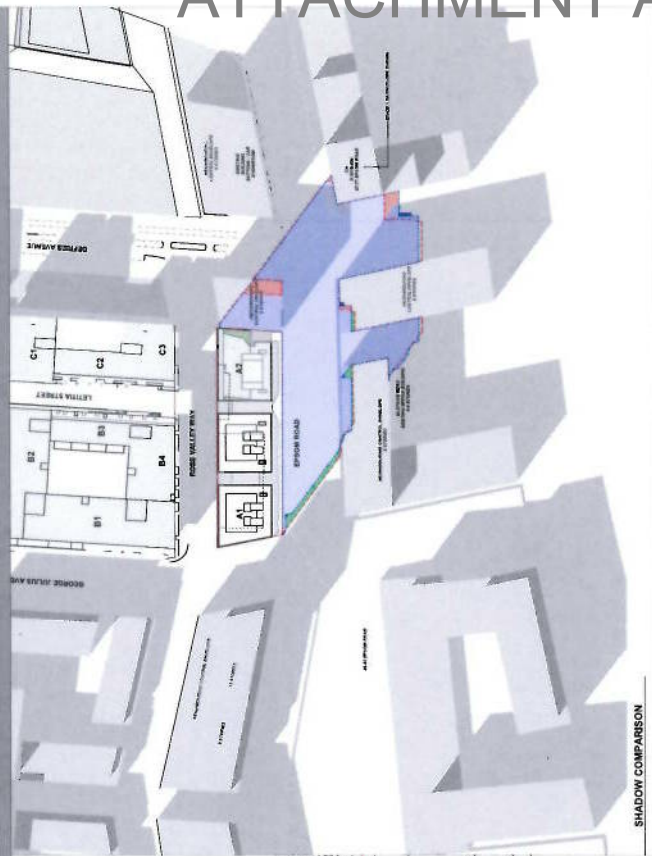


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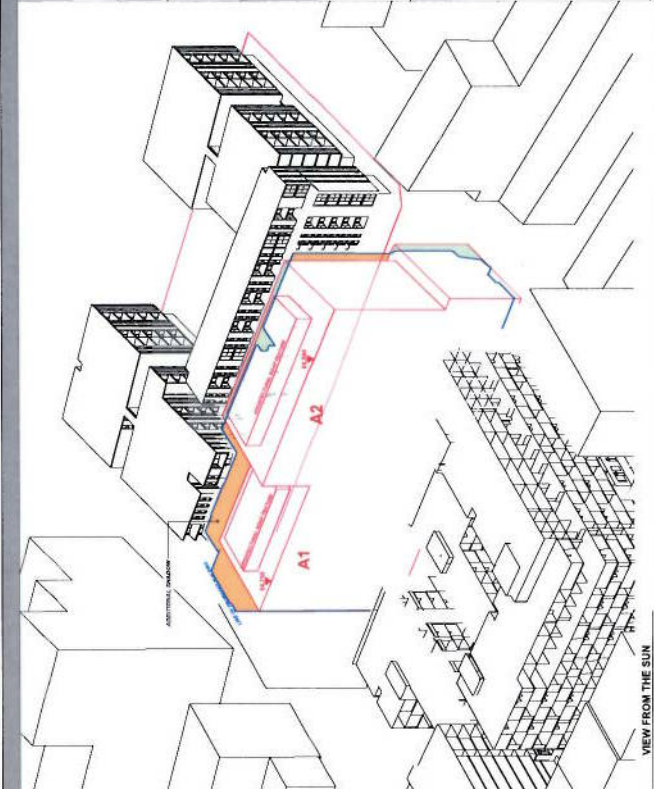
NEESON MURCUTT ARCHITECTURE
 12 PRINCIPALS STREET
 SYDNEY NSW 2011
 T 61 2 9397 3300
 F 61 2 9397 3311
 www.nmhd.com.au



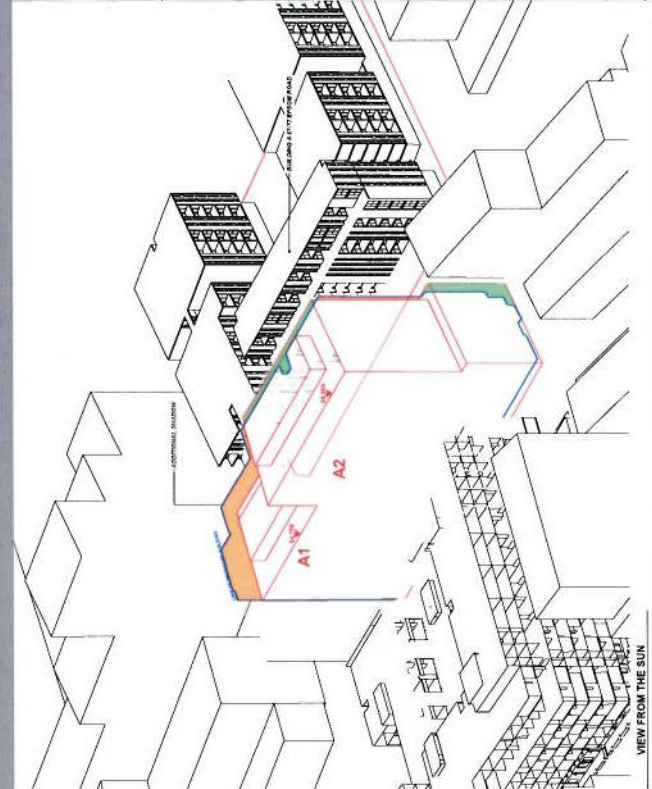
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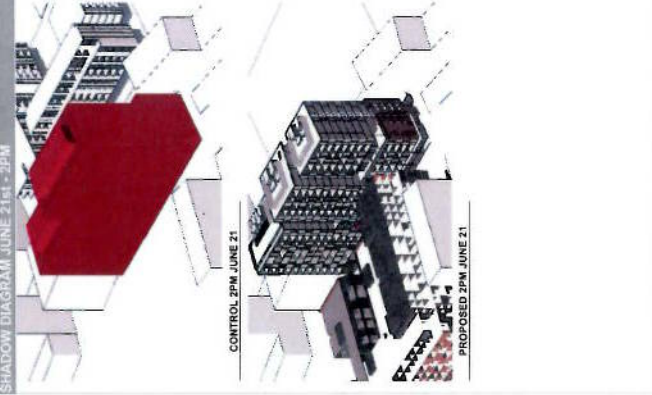
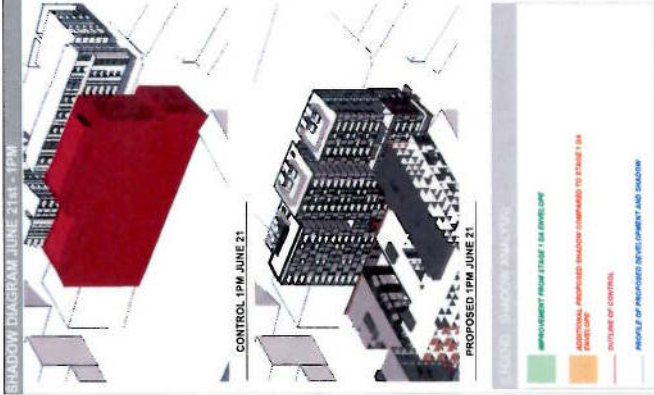
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VIEW FROM THE SUN



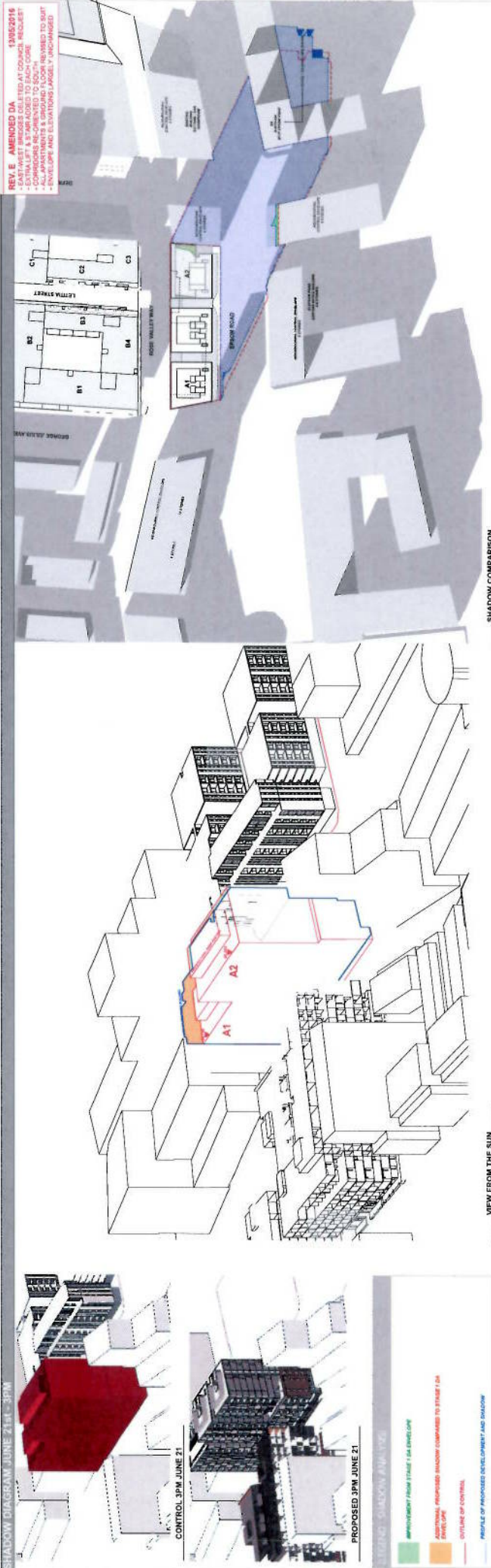
VIEW FROM THE SUN



REVISED DRAWINGS BY: MURKUTT ARCHITECTS
 REVISED DRAWINGS BY: MURKUTT ARCHITECTS
 - EXTRACTS & PARTS ADDED TO EACH CORE
 - ALL APARTMENTS & GROUND FLOOR REVISED TO SUIT
 - DEVELOPER AND ELEVATIONS LARGELY UNCHANGED

<p>REVISIONS</p> <p>A. REVISED FOR CONSTRUCTION</p> <p>B. REVISED FOR CONSTRUCTION</p> <p>C. REVISED FOR CONSTRUCTION</p> <p>D. REVISED FOR CONSTRUCTION</p> <p>E. REVISED FOR CONSTRUCTION</p> <p>F. REVISED FOR CONSTRUCTION</p> <p>G. REVISED FOR CONSTRUCTION</p>	<p>GENERAL NOTES</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p> <p>10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS.</p>	<p>PROJECT INFORMATION</p> <p>PROJECT: DEVELOPMENT APPLICATION</p> <p>BUILDING A, 108-116 EPSOM ROAD, 2E LAND NSW</p> <p>DRAWING NO: DA-A-502</p> <p>SCALE: 1:100</p> <p>DATE: 20/06/2011</p> <p>PROJECT NO: 108-116 EPSOM ROAD, 2E LAND NSW</p> <p>DATE: 20/06/2011</p> <p>PROJECT NO: 108-116 EPSOM ROAD, 2E LAND NSW</p> <p>DATE: 20/06/2011</p>	<p>CLIENT INFORMATION</p> <p>NEESON MURCUTT ARCHITECTS</p> <p>29 EPSON STREET, SYDNEY NSW 2011</p> <p>T: 61 2 9551 1111</p> <p>F: 61 2 9551 1100</p> <p>WWW.NEESONMURCUTT.COM</p> <p>WWW.NEESONMURCUTT.COM</p>	<p>PROJECT NO. 108-116 EPSOM ROAD, 2E LAND NSW</p> <p>DRAWING NO: DA-A-502</p> <p>SCALE: 1:100</p> <p>DATE: 20/06/2011</p> <p>PROJECT NO: 108-116 EPSOM ROAD, 2E LAND NSW</p> <p>DATE: 20/06/2011</p> <p>PROJECT NO: 108-116 EPSOM ROAD, 2E LAND NSW</p> <p>DATE: 20/06/2011</p>
--	--	--	---	---

ATTACHMENT A



REV. E AMENDED DA 13/06/2016

- EAST WING BRIDGE DELETED AT CORNER, REDUCED
- EAST WING BRIDGE DELETED AT CORNER, REDUCED
- CORRIDORS INCORPORATED TO SOUTH
- ALL APARTMENTS & BRIDGE FLOOR INCREASED TO SUIT
- DEVELOPER AND ILLUSTRATIONS PANEL TO BE USED

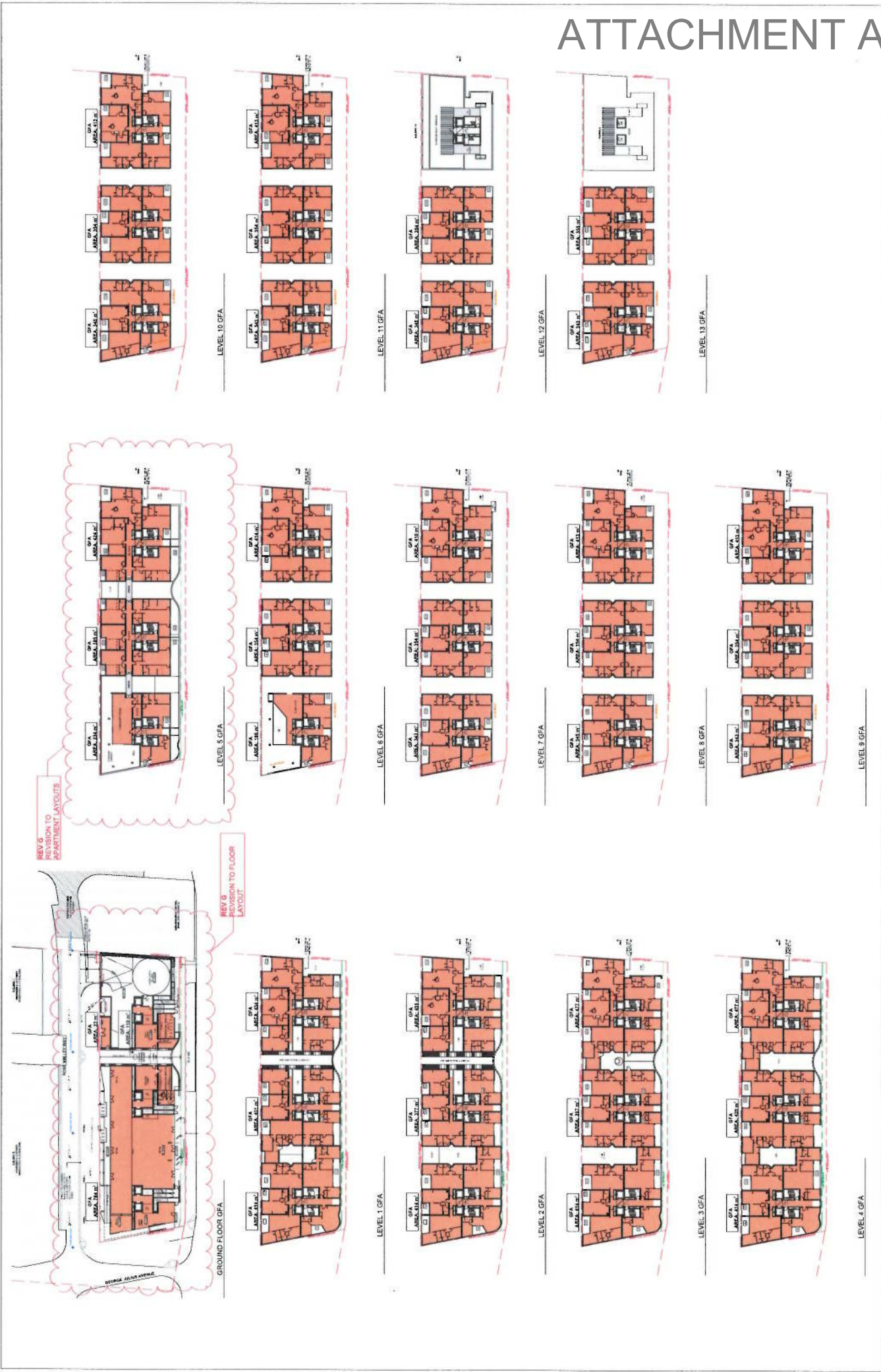
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B	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016
C	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016
D	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016
E	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016
F	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016
G	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016	13/06/2016

NEESON MURCUTT ARCHITECTS
 2/7 MOULDS STREET
 POTTS POINT SYDNEY NSW 2011
 T 8277 3300
 F 8277 3300
 www.neesonmurrutt.com

MHNDUNON
 20 SPYR HILLS ROAD
 T 462 8101-111
 F 462 8100-100
 www.mhndunon.com

PROJECT: DEVELOPMENT APPLICATION
TO SCALE: 1:100
DRAWING NO.: DA-A-503
DATE: 13/06/2016
REVISIONS: (G)

ATTACHMENT A



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSULTATION	10/10/2011
2	ISSUED FOR CONSULTATION	10/10/2011
3	ISSUED FOR CONSULTATION	10/10/2011
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48	ISSUED FOR CONSULTATION	10/10/2011
49	ISSUED FOR CONSULTATION	10/10/2011
50	ISSUED FOR CONSULTATION	10/10/2011

PROJECT INFORMATION

PROJECT: DEVELOPMENT APPLICATION
 BUILDING A, 108 - 116 EPSOM ROAD ZETLAND NSW
 DRAWING NO. DA-A-801 (G)

CLIENT
 MINDU NON
 24 HILLS ROAD
 SHIPP HILLS NSW 1585 2610
 T: 61 2 9317 1111
 www.mindunon.com

ARCHITECTS
 NEESON MURCUTT ARCHITECTS
 12 F ROBIN STREET
 PORT JARVIS SYDNEY NSW 2011
 T: 61 2 9397 3510
 www.neesonmurdutt.com

DATE COMPLETED 10/10/2011

SCALE 1:100

DATE 10/10/2011

PROJECT NO. DA-A-801 (G)

PROJECT NAME BUILDING A, 108 - 116 EPSOM ROAD ZETLAND NSW

PROJECT ADDRESS 108 - 116 EPSOM ROAD ZETLAND NSW

PROJECT TYPE DEVELOPMENT APPLICATION

PROJECT STATUS DEVELOPMENT APPLICATION

PROJECT DESCRIPTION DEVELOPMENT APPLICATION

PROJECT LOCATION ZETLAND NSW

PROJECT CONTACT MINDU NON

PROJECT PHONE 61 2 9317 1111

PROJECT FAX 61 2 9317 1111

PROJECT EMAIL info@mindunon.com

PROJECT WEBSITE www.mindunon.com

PROJECT REFERENCE DA-A-801 (G)

PROJECT DRAWING NO. DA-A-801 (G)

PROJECT DRAWING TITLE GFA DIAGRAMS

PROJECT DRAWING DATE 10/10/2011

PROJECT DRAWING SCALE 1:100

PROJECT DRAWING STATUS DEVELOPMENT APPLICATION

PROJECT DRAWING AUTHOR NEESON MURCUTT ARCHITECTS

PROJECT DRAWING CHECKER NEESON MURCUTT ARCHITECTS

PROJECT DRAWING APPROVER NEESON MURCUTT ARCHITECTS

PROJECT DRAWING DATE 10/10/2011

PROJECT DRAWING SCALE 1:100

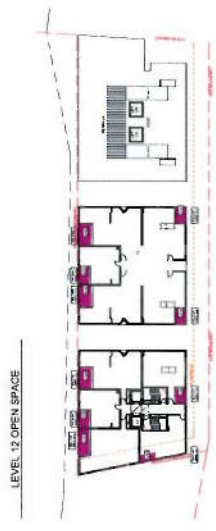
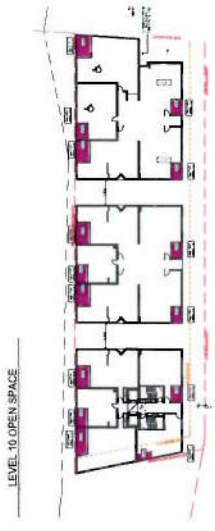
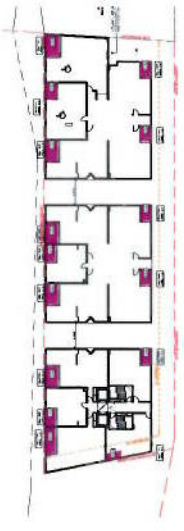
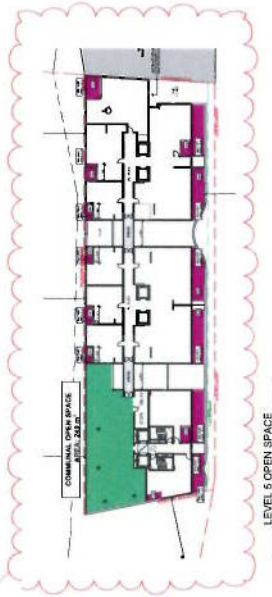
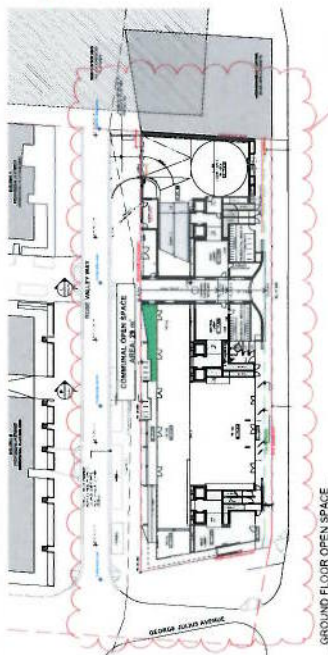
PROJECT DRAWING STATUS DEVELOPMENT APPLICATION

PROJECT DRAWING AUTHOR NEESON MURCUTT ARCHITECTS

PROJECT DRAWING CHECKER NEESON MURCUTT ARCHITECTS

PROJECT DRAWING APPROVER NEESON MURCUTT ARCHITECTS

ATTACHMENT A



GROUND FLOOR	79
LEVEL 9	240
LEVEL 12	230
TOTAL	549

LEGEND OPEN SPACE

- COMMUNAL OPEN SPACE
- PRIVATE OPEN SPACE
- BALCONY

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	14/04/2014
2	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
3	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
4	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
5	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
6	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
7	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
8	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
9	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014
10	ISSUED FOR DEVELOPMENT APPLICATION	15/04/2014

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROJECT INFORMATION

PROJECT: DEVELOPMENT APPLICATION
BUILDING A, 108-118 EPSOM ROAD ZETLAND NSW
DRAWING NO: DA-A-602 (G)
DATE: 15/04/2014

CLIENT: MINDU NIXON ARCHITECTS
 28 HORTON STREET
 1524 ROSKOPF STREET
 ROSKOPF NSW 2011
 P: 8397 2390
 F: 8397 2310
 WWW.MINDUNIXON.COM

DESIGNER: NEESON MURCUTT ARCHITECTS
 12 B KOSKOPF STREET
 ROSKOPF NSW 2011
 P: 8397 2390
 F: 8397 2310
 WWW.NEESONMURCUTT.COM

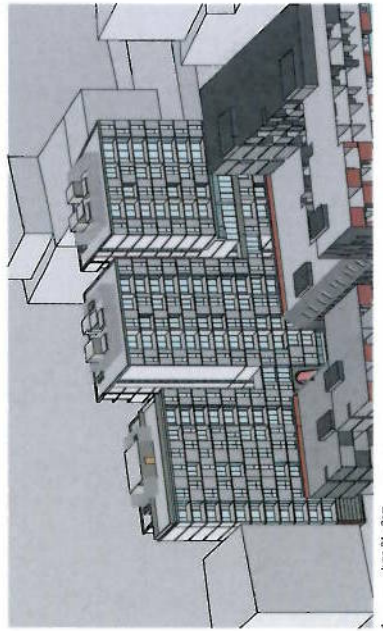
SCALE: 1:100

DATE: 15/04/2014

PROJECT NO: 13-111
DRAWING NO: DA-A-602 (G)

VIEW FROM THE SUN - JUNE 21

The following views are taken with the camera positioned according to the azimuth and altitude of the sun for the date and time as indicated. Accordingly, the windows and private open space that are visible in each view receive sunlight for that particular time. Note that items that are obscured from view are overshadowed.



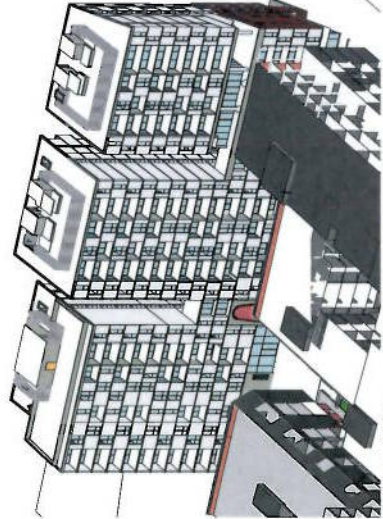
June 21 - 9am



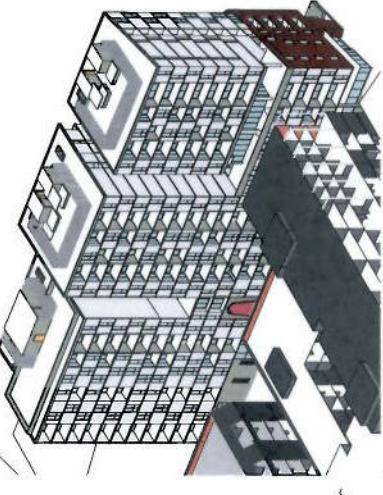
June 21 - 10am



June 21 - 11am



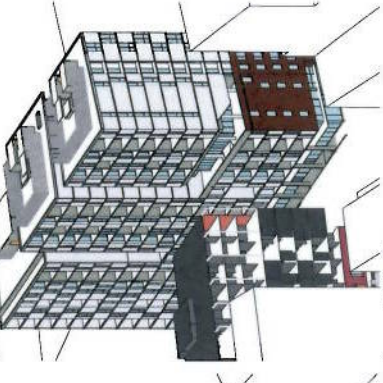
June 21 - 12pm



June 21 - 1pm



June 21 - 2pm



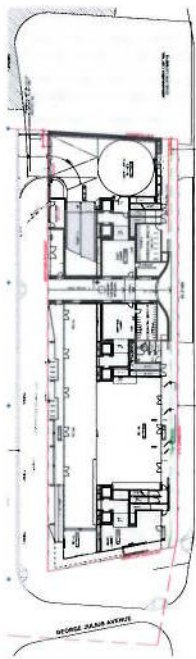
June 21 - 3pm

ATTACHMENT A

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>14/06/2010</td> <td>ISSUED FOR PERMIT APPLICATION</td> </tr> <tr> <td>2</td> <td>14/06/2010</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> </tr> <tr> <td>3</td> <td>14/06/2010</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> </tr> <tr> <td>4</td> <td>14/06/2010</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> </tr> <tr> <td>5</td> <td>14/06/2010</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	14/06/2010	ISSUED FOR PERMIT APPLICATION	2	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION	3	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION	4	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION	5	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 2. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 3. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 4. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 5. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 6. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 7. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 8. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 9. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 10. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. 	<p>PERMIT CONDITIONS TO BE COMPLIED WITH FOR ALL BUILDING APPLICATIONS</p> <ol style="list-style-type: none"> 1. ALL BUILDINGS SHALL BE CONSTRUCTED TO THE FULL HEIGHT AND WIDTH OF THE SITE. 2. ALL BUILDINGS SHALL BE CONSTRUCTED TO THE FULL HEIGHT AND WIDTH OF THE SITE. 3. ALL BUILDINGS SHALL BE CONSTRUCTED TO THE FULL HEIGHT AND WIDTH OF THE SITE. 4. ALL BUILDINGS SHALL BE CONSTRUCTED TO THE FULL HEIGHT AND WIDTH OF THE SITE. 5. ALL BUILDINGS SHALL BE CONSTRUCTED TO THE FULL HEIGHT AND WIDTH OF THE SITE. 6. 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ALL BUILDINGS SHALL BE CONSTRUCTED TO THE FULL HEIGHT AND WIDTH OF THE SITE. 	<p>PROJECT: DEVELOPMENT APPLICATION BUILDING A, 108 - 116 EPSOM ROAD ZETLAND NEW ROAD ZETLAND NEW DA-A-701 (G)</p> <p>MHNDUNION 29 HILTON STREET SUITE 100 DUNEDIN 9010 P: +61 3 910 1100 www.mhndunion.com</p> <p>NEESON MURCLITT ARCHITECTS 27 PROSPECT STREET DUNEDIN 9010 P: 8297 3390 www.neesonmurclitt.com</p> <p>PROJECT NO.: 13411 DATE: 14/06/2010 SCALE: 1:100 DRAWING NO.: DA-A-701 REV: (G)</p>
NO.	DATE	DESCRIPTION																							
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2	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION																							
3	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION																							
4	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION																							
5	14/06/2010	ISSUED FOR DEVELOPMENT APPLICATION																							

ATTACHMENT A

REV 6



GROUND FLOOR SOLAR ACCESS



LEVEL 1 SOLAR ACCESS



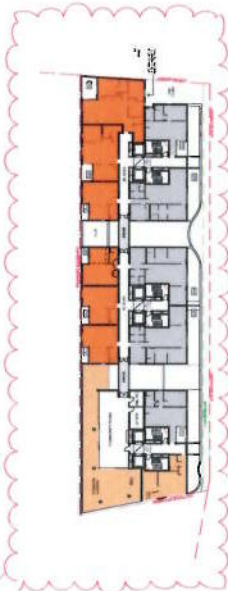
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LEVEL 3 SOLAR ACCESS



LEVEL 4 SOLAR ACCESS



LEVEL 5 SOLAR ACCESS



LEVEL 6 SOLAR ACCESS



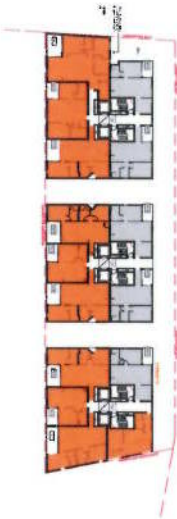
LEVEL 7 SOLAR ACCESS



LEVEL 8 SOLAR ACCESS



LEVEL 9 SOLAR ACCESS



LEVEL 10 SOLAR ACCESS



LEVEL 11 SOLAR ACCESS



LEVEL 12 SOLAR ACCESS



LEVEL 13 SOLAR ACCESS



LEVEL 14 SOLAR ACCESS

LEGEND		SUMMARY	
JUNE 21st	2-HRS SOLAR ACCESS	TOTAL NUMBER OF APARTMENTS	175 UNITS
	3-HRS SOLAR ACCESS	178 UNITS	
		REQUIRED %	70%
		PROPOSED %	66%

REVISIONS

NO.	DATE	DESCRIPTION
1	15-11	ISSUED FOR PERMITTING
2	15-11	REVISED PER PERMITTING COMMENTS
3	15-11	REVISED PER PERMITTING COMMENTS
4	15-11	REVISED PER PERMITTING COMMENTS
5	15-11	REVISED PER PERMITTING COMMENTS
6	15-11	REVISED PER PERMITTING COMMENTS
7	15-11	REVISED PER PERMITTING COMMENTS
8	15-11	REVISED PER PERMITTING COMMENTS
9	15-11	REVISED PER PERMITTING COMMENTS
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11	15-11	REVISED PER PERMITTING COMMENTS
12	15-11	REVISED PER PERMITTING COMMENTS
13	15-11	REVISED PER PERMITTING COMMENTS
14	15-11	REVISED PER PERMITTING COMMENTS
15	15-11	REVISED PER PERMITTING COMMENTS
16	15-11	REVISED PER PERMITTING COMMENTS
17	15-11	REVISED PER PERMITTING COMMENTS
18	15-11	REVISED PER PERMITTING COMMENTS
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20	15-11	REVISED PER PERMITTING COMMENTS
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22	15-11	REVISED PER PERMITTING COMMENTS
23	15-11	REVISED PER PERMITTING COMMENTS
24	15-11	REVISED PER PERMITTING COMMENTS
25	15-11	REVISED PER PERMITTING COMMENTS
26	15-11	REVISED PER PERMITTING COMMENTS
27	15-11	REVISED PER PERMITTING COMMENTS
28	15-11	REVISED PER PERMITTING COMMENTS
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99	15-11	REVISED PER PERMITTING COMMENTS
100	15-11	REVISED PER PERMITTING COMMENTS

PROJECT INFORMATION

PROJECT NO: 15-11
 TO SCALE: 1/8" = 1'-0"
 DRAWING NO: DA-A-702
 REV: (G)

PROJECT: DEVELOPMENT APPLICATION
 BUILDING A, 106-118 EPSON ROAD, ZETLAND NSW

MHNDUCTION ARCHITECTS
 28 HUTCHINSON STREET
 5400 PARRAMATTA NSW 2150
 T: 61 2 9615 1100
 F: 61 2 9615 1100
 www.mhnduction.com
 MHNDUCTION ARCHITECTS PTY LTD
 ABN: 61 622 481 221

NEESON MURCUTT ARCHITECTS
 12-9 ROSKIN STREET
 SYDNEY NSW 2011
 T: 61 2 9550 3300
 F: 61 2 9550 3510
 www.neesonmurrutt.com
 NEESON MURCUTT ARCHITECTS PTY LTD
 ABN: 61 622 481 221

DATE SUBMITTED: 15/11/2015
DATE REVISED: 15/11/2015

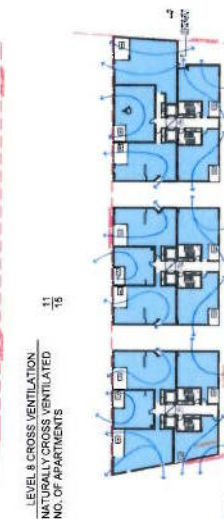
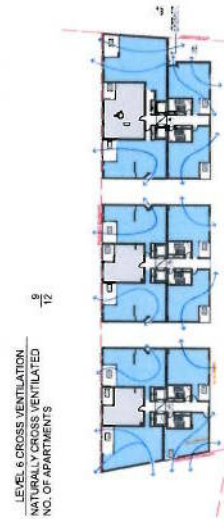
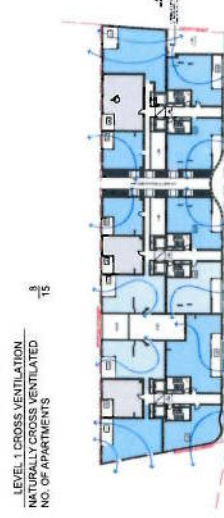
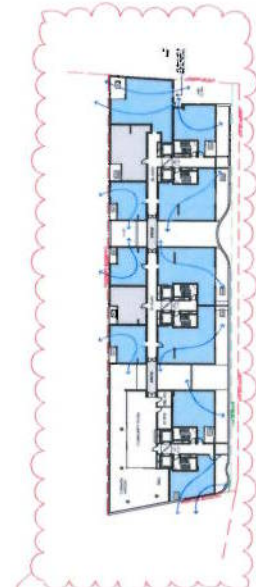
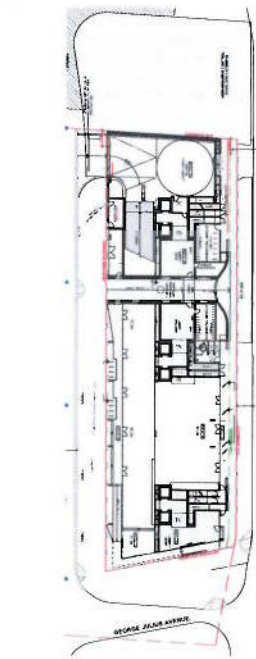
APPROVALS:

DESIGNER: NEESON MURCUTT ARCHITECTS
DATE: 15/11/2015

APPROVED: [Signature]
DATE: 15/11/2015

ALL INFORMATION IS SUBJECT TO THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT APPLICATION ACT 1993 AND THE LOCAL GOVERNMENT ACT 1995.

ATTACHMENT A



LEGEND

- SEPERATE NATURAL CROSS VENTILATION COMPLIANT FOR LEVELS G-8
- NATURALLY VENTILATED

SUMMARY

REQUIRED: 80% OF UNITS IN THE FIRST 9 STOREYS ARE TO BE NATURALLY CROSS VENTILATED.

PROPOSED: LEVELS G-8 INCLUSIVE (BEING THE FIRST 9 STOREYS) 60% OF UNITS (60%) ARE NATURALLY CROSS VENTILATED (TOTAL 36 UNITS). LEVELS 9-14 UNITS ARE NATURALLY VENTILATED (77%).

LEVELS G-13 INCLUSIVE 153/175 UNITS (88%) ARE NATURALLY VENTILATED IN TOTAL.

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	REVISED FOR DEVELOPMENT APPLICATION
3	REVISED FOR DEVELOPMENT APPLICATION
4	REVISED FOR DEVELOPMENT APPLICATION
5	REVISED FOR DEVELOPMENT APPLICATION
6	REVISED FOR DEVELOPMENT APPLICATION

GENERAL NOTES

- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING ACT 2006 AND THE BUILDING REGULATIONS 2006.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

MARK COMMENTS

DATE: 14/08/2010

BY: [Signature]

PROJECT INFORMATION

PROJECT: DEVELOPMENT APPLICATION
 BUILDING A, 108 - 118 EPSOM ROAD ZETLAND NSW
 DRAWING NO: DA-A-703
 CROSS VENTILATION PLANS (G)

CLIENT INFORMATION

NEESON MURCUTT ARCHITECTS
 12, 2 POLINA STREET
 PORTS FORD SYDNEY NSW 2011
 T: 61 2 9011 1111
 F: 61 2 9011 3510
 www.neesonmurrutt.com.au

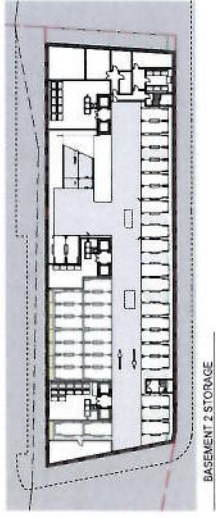
DESIGNER INFORMATION

MHNDU NON
 29 HAYDON STREET
 SYDNEY NSW 2009
 T: 61 2 9011 1111
 F: 61 2 9011 3510
 www.mhndu.com

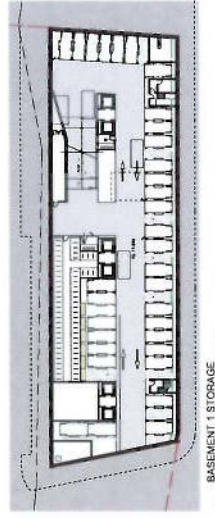
DATE: 14/08/2010

SCALE: AS SHOWN

ATTACHMENT A



BASEMENT 2 STORAGE



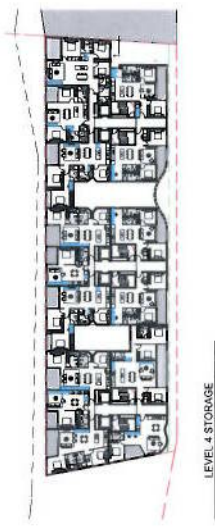
BASEMENT 1 STORAGE



LEVEL 2 STORAGE



LEVEL 3 STORAGE



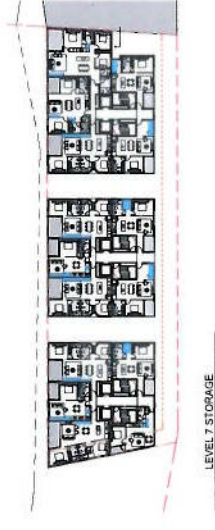
LEVEL 4 STORAGE



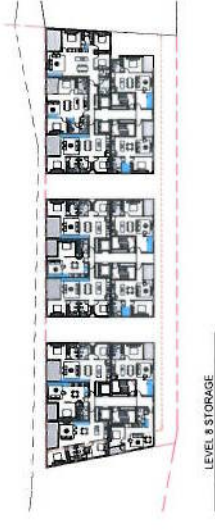
LEVEL 5 STORAGE



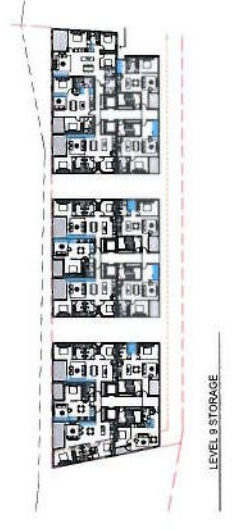
LEVEL 6 STORAGE



LEVEL 7 STORAGE



LEVEL 8 STORAGE



LEVEL 9 STORAGE

(LEGEND STORAGE)

LEGEND	SUMMARY
■	INTERNAL STORAGE
■	BASEMENT STORAGE

REVISIONS

NO.	DATE	DESCRIPTION
1	14-02-2014	ISSUED FOR PERMIT APPLICATION
2	14-02-2014	ISSUED FOR PERMIT APPLICATION
3	14-02-2014	ISSUED FOR PERMIT APPLICATION
4	14-02-2014	ISSUED FOR PERMIT APPLICATION
5	14-02-2014	ISSUED FOR PERMIT APPLICATION
6	14-02-2014	ISSUED FOR PERMIT APPLICATION

GENERAL NOTES

- ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPETING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FLOORING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL METALWORK REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WOODWORK REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BRICKWORK REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BLOCKWORK REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL RENDERWORK REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLASTERWORK REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GYPSUM REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CEILING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WALLPAPER REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPETING REGULATIONS 2011.
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- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GYPSUM REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CEILING REGULATIONS 2011.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WALLPAPER REGULATIONS 2011.

PROJECT: DEVELOPMENT APPLICATION
 BUILDING A, 106 - 118 EPPON ROAD, SETLAND NSW
 DRAWING NO: DA-A-800 (G)

MHNDU NIXON ARCHITECTS
 29 JOHNSON STREET, NSW 2010
 T: 61 2 912 1111
 F: 61 2 912 1100
 www.mhndunixon.com.au
 NSW 1588 7000

NEESON MURCUTT ARCHITECTS
 10/111 STURGEON STREET, NSW 2011
 T: 61 2 912 1111
 F: 61 2 912 1100
 www.neesonmurcutt.com.au
 NSW 1588 7000

ATTACHMENT A



(LEGEND STORAGE)

LEGEND		SUMMARY	
	INTERNAL STORAGE		INTERNAL STORAGE
	BASEMENT STORAGE		BASEMENT STORAGE

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td>1</td><td>ISSUED FOR PERMIT</td><td>15/11/11</td></tr> <tr><td>2</td><td>ISSUED FOR COORDINATION</td><td>15/11/11</td></tr> <tr><td>3</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>15/11/11</td></tr> <tr><td>4</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>15/11/11</td></tr> <tr><td>5</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>15/11/11</td></tr> <tr><td>6</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>15/11/11</td></tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	15/11/11	2	ISSUED FOR COORDINATION	15/11/11	3	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11	4	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11	5	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11	6	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11	<p>GENERAL NOTES</p> <p>1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>3. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>4. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>5. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>6. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>7. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>8. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>9. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>10. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p>	<p>MARK COMMENTS</p> <p>1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>2. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>3. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>4. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>5. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>6. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>7. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>8. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>9. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p> <p>10. REFER TO ALL DRAWINGS FOR DIMENSIONS AND FINISHES.</p>	<p>PROJECT INFORMATION</p> <p>PROJECT: DEVELOPMENT APPLICATION BUILDING A, 106 - 118 EPSOM ROAD, ZETLAND NSW</p> <p>DRAWING NO: DA-A-801 REV: (G)</p> <p>CLIENT: MINDUNION 3/437-4353 STREET 7-8/2 BOLT 1111 www.mindunion.com</p> <p>ARCHITECTS: NEESON MURCUTT ARCHITECTS 12/4 ROSKIN STREET POTTS POINT SYDNEY NSW 2011 F 9397 3510 www.neesonmurcutt.com</p>
NO.	DESCRIPTION	DATE																						
1	ISSUED FOR PERMIT	15/11/11																						
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3	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11																						
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5	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11																						
6	ISSUED FOR DEVELOPMENT APPLICATION	15/11/11																						

REV. E AMENDED DA 13/05/2016
 - EAST WEST BRIDGES DELIVERED AT COUNCIL REQUEST
 - EXTERNAL STAIRS ADDED TO EACH CORE
 - ALL APARTMENTS & GROUND FLOOR REVISED TO BURT
 - DEVELOPER ARE ELEVATIONS LARGELY UNCHANGED

ATTACHMENT A



PRE ADAPTION 2B 1:100



PRE ADAPTION 2H 1:100



PRE ADAPTION 2H MIR 1:100



PRE ADAPTION 3B 1:100



POST ADAPTION 2B 1:100



POST ADAPTION 2H 1:100



POST ADAPTION 2H MIR 1:100



POST ADAPTION 3B 1:100

REVISIONS A. PRELIMINARY DESIGN B. DEVELOPER COMMENTS C. REVISED DEVELOPMENT APPLICATION D. REVISED DEVELOPMENT APPLICATION E. REVISED DEVELOPMENT APPLICATION F. REVISED DEVELOPMENT APPLICATION G. REVISED DEVELOPMENT APPLICATION	DATE A. 13/05/2016 B. 13/05/2016 C. 13/05/2016 D. 13/05/2016 E. 13/05/2016 F. 13/05/2016 G. 13/05/2016	BY A. MURCUTT ARCHITECTS B. MURCUTT ARCHITECTS C. MURCUTT ARCHITECTS D. MURCUTT ARCHITECTS E. MURCUTT ARCHITECTS F. MURCUTT ARCHITECTS G. MURCUTT ARCHITECTS	PROJECT NO. 13/11 DRAWN BY: MURCUTT ARCHITECTS TO SCALE: 1:100 DATE: 13/05/2016 PROJECT: DEVELOPMENT APPLICATION ADDRESS: BUILDING A, 106-116 ERFSON ROAD, ZETLAND NSW DRAWING NO.: DA-A-900 SCALE: 1:100 DATE: 13/05/2016
CLIENT MURCUTT ARCHITECTS 12/9 KOLLIN STREET PORTS POINT SYDNEY NSW 2011 T: 02 9310 1111 F: 02 9310 3310 WWW.MURCUTTARCHITECTS.COM	DESIGNER MURCUTT ARCHITECTS 12/9 KOLLIN STREET PORTS POINT SYDNEY NSW 2011 T: 02 9310 1111 F: 02 9310 3310 WWW.MURCUTTARCHITECTS.COM	DATE 13/05/2016	PROJECT DEVELOPMENT APPLICATION BUILDING A, 106-116 ERFSON ROAD, ZETLAND NSW DRAWING NO.: DA-A-900 SCALE: 1:100 DATE: 13/05/2016

